

ONE CATHEDRAL SQUARE

Trinity Street
Bristol BS1 5DD

OUTSTANDING FULLY FITTED ADJOINING OFFICE FLOORS IN BRISTOL'S HARBOURSIDE LOCATION

To Let: 13,794 - 28,718 sq ft (1,281.5 - 2,668.0 sq m)

ONE CATHEDRAL SQUARE | TRINITY STREET | BRISTOL BS1 5DD

ONE CATHEDRAL SQUARE

One Cathedral Square sits adjacent to The Bristol Marriott Royal Hotel, and is a short walk to the prime leisure, food and beverage offer available at Bristol Harbourside, allowing your staff to enjoy all the lifestyle benefits of this vibrant waterside location.



AN ESTABLISHED BUSINESS & LEISURE ENVIRONMENT

Bristol's Harbourside district, is a 16 acre mixed use waterside development which in addition to its leisure and residential offer, comprises a 182 bed Ibis Hotel, and Grade A offices where occupiers include Hargreaves Lansdown, Lloyds Banking Group and CMS.

The city has one of the largest employment rates for banking, finance and insurance outside of London, and other specialisms in highly skilled industries including Aerospace and Advanced Engineering, Creative and Digital, and High Tech and Environmental Technologies.

1 HARGREAVES
LANSDOWN

2 Environment
Agency

3 Triodos@Bank



5 CMS
law-tax-future

6 LLOYDS

7 University of
BRISTOL



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ENJOYING A VIBRANT WATERSIDE LOCATION



Prime leisure, food and beverages are located at Bristol Harbourside, which are just a short walk away.



- 01 M Shed
- 02 Arnolfini Gallery
- 03 Miller and Carter
- 04 Bristol Ferry
- 05 Harbourside
- 06 Anchor Road Bus Stop
- 07 Las Iguanas
- 08 Brewdog

SURROUNDED BY AN ARRAY OF AMENITIES



The property offers excellent connections with its prominent location in central Bristol, frontage to Anchor Road (A4) and pedestrian access via Trinity Street, which links College Green with Harbourside opposite.

- 01. Pure Gym
- 02. Slug & Lettuce
- 03. Ritorno Lounge
- 04. Wetherspoons
- 05. Bristol Marriott Royal Hotel
- 06. Ibis Hotel

- 07. We The Curious
- 08. Arnolfini Gallery
- 09. Bristol Aquarium
- 10. The Bristol (Hotel)
- 11. Bristol Hippodrome
- 12. Society Cafe

2 MINUTES

Bristol City Centre Waterbus Landing



The 'Bristol City Centre' waterbus landing offers an enjoyable alternative option to access the city.

5 MINUTES

Anchor Road Bus Stop



Well served by local bus services, with Anchor Road bus stop located immediately outside the building.

15 MINUTES

Bristol Temple Meads Railway Station



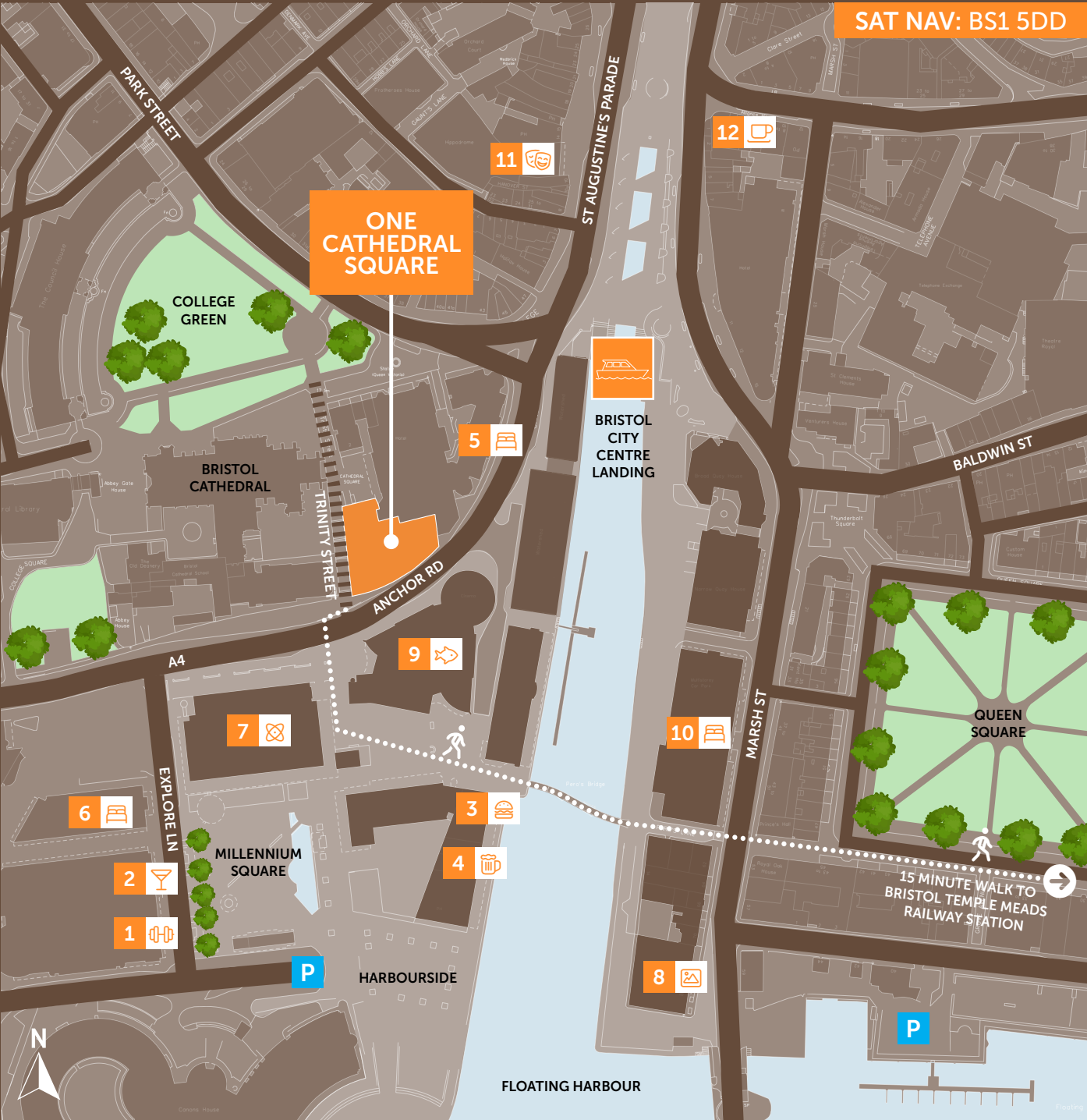
Bristol Temple Mead railway station offers routes to the whole of the UK.

10 MINUTES

Junction 3 of the M32 Motorway



The A4 (Anchor Road), provides immediate access to the M5, and the M32 and M4 via Bristol's Inner Ring Road.

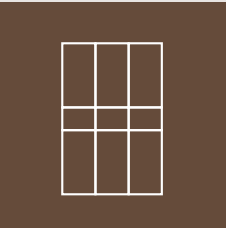


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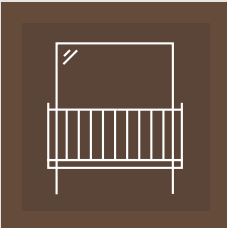
A PRIME CITY CENTRE OFFICE BUILDING



Extensively refurbished and extended in 2017, the property comprises a prime 56,059 sq ft office building arranged over ground and 3 upper floors, with secure basement car parking. There are male and female WCs on each floor, with showers and disabled facilities at ground floor level.



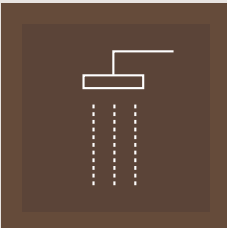
New façade



3rd floor Internal terrace



Bike racking



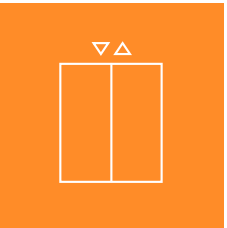
Shower facilities



Welcoming, secure reception



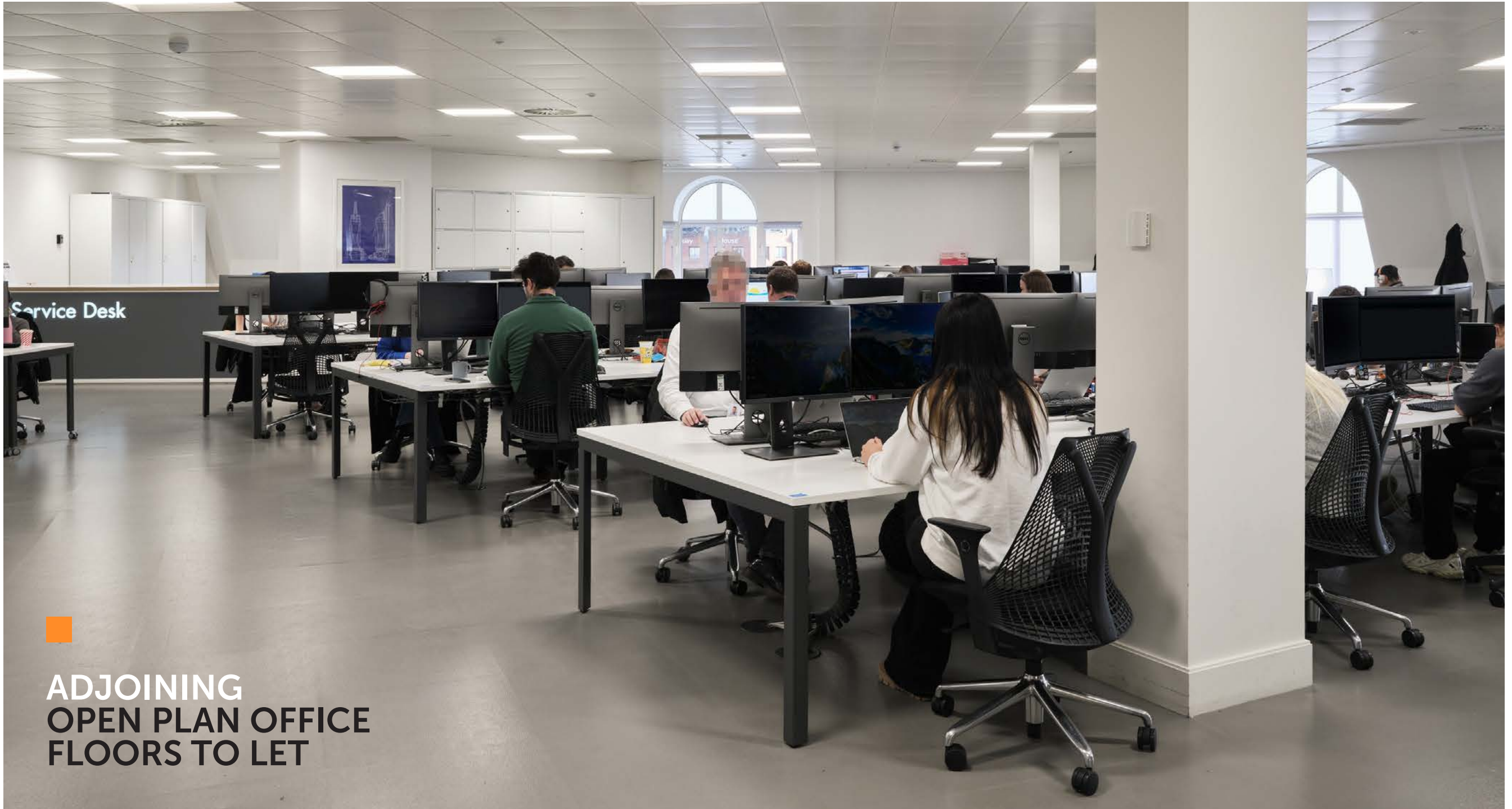
Living feature wall



Two 13 person passenger lifts

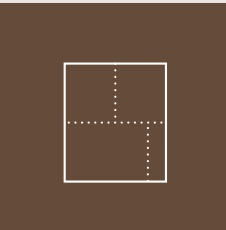


Attractive full height atrium



**ADJOINING
OPEN PLAN OFFICE
FLOORS TO LET**

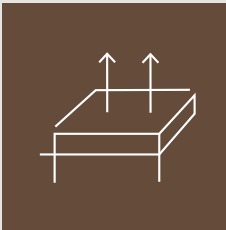
GRADE A OFFICE SPACE SPECIFICATION



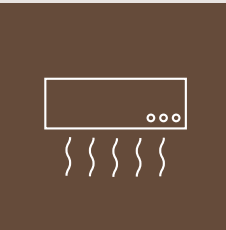
Available individually
or interconnected



High quality kitchen
and break out areas



Fully accessed
raised floors



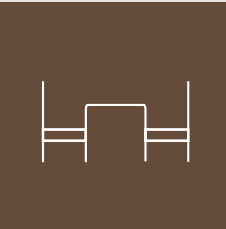
VRF air
conditioning



LED
lighting



Meeting
rooms



Internal terrace
(3rd floor)



10 secure parking
spaces



Offices available
fully fitted



The adjoining 2nd & 3rd floors are available individually or interconnected by lifts or a single flight of stairs and are available fully fitted if required.

The offices benefit from 10 on-site secure parking at a ratio of 1:2,812 sq ft

The car parking spaces are located on level B2, along with bike racking for 50 bikes which are accessed via College Green, the car park exit is on to Anchor Road.

2 FLOORS OF OFFICE SPACE AVAILABLE



Floor	Sq ft	Sq m	Parking
Third	13,794	1,281.5	5 spaces
Second	14,924	1,386.5	5 spaces
Total	28,718	2,668.0	10 spaces

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition).



Second Floor



Third Floor



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TERMS

The offices can be let as a whole (two floors) or on a floor-by-floor basis.

The space is held by way of an existing lease, expiring November 2027, and is available from beginning of Q2 2025 as an assignment or sub-lease.

Alternatively, a new lease direct from the landlord may be available.

RENT

On application.

BUSINESS RATES

Business rates are payable directly to the local authority. Further information is available on application.

SERVICE CHARGE

A fair proportion of the building service charge will be payable. Further information is available on application.

LEGAL COSTS

Each party shall bear responsibility for their own legal costs.

ENERGY PERFORMANCE

The offices have an EPC rating of B (33).

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, Cushman & Wakefield will require any tenant / purchaser to provide proof of identity along with any other required documentation to satisfy anti-money laundering regulations.

FOR FURTHER INFORMATION, PLEASE CONTACT THE SOLE AGENTS:

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