



A PLACE FOR WORK

A SPACE FOR PEOPLE

7
FLEXIBLE FLOORS
920-4,000 SQ FT

8
PARKING FOR
30 CYCLES

9
CONCRETE
AND CURBHOOD

10
COMMUNAL
COFFEE STORAGE

11
OUTDOOR SOUP
TERRACE

12
OVER-LOOKING
MOUNTAIN

13
WELL-LITTED
OFFICE ENTRANCE

THE
FAIRFAX
BRISTOL

THE FAIRFAX IS HERE



REPURPOSED – REPOSITIONED – REIMAGINED

THE FAIRFAX IS A NEW OFFICE DEVELOPMENT IN THE HEART OF BRISTOL NESTLED BETWEEN CASTLE PARK AND THE OLD CITY. ARRANGED OVER 15 LEVELS, THIS THOUGHTFULLY REFURBISHED BUILDING OFFERS 66,667 SQ FT OF GRADE A SPACE AND HAS BEEN DESIGNED TO HOUSE AMBITIOUS AND GROWING BUSINESSES.

REGENERATION SPECIALIST OVAL REAL ESTATE WORKING WITH ARCHITECTS, DARLING ASSOCIATES, HAVE CAREFULLY REBUILT THE FAIRFAX TO PROVIDE ESSENTIAL, INNOVATIVE AND FLEXIBLE WORKSPACE ALONGSIDE THE BEST DESIGN, AMENITIES AND FACILITIES IN BRISTOL.

**FLOORSPACE AVAILABLE FROM 915 SQ FT IN PART FLOORS AND
WHOLE FLOOR OPTIONS FROM 4,026 SQ FT**

CHANGING AREAS

SECURE CYCLE STORE

ROOF TERRACES

**AMENITY SPACE INCLUDING CLUBROOM, EXERCISE STUDIO,
MEETING SPACE AND RECEPTION LOUNGE**



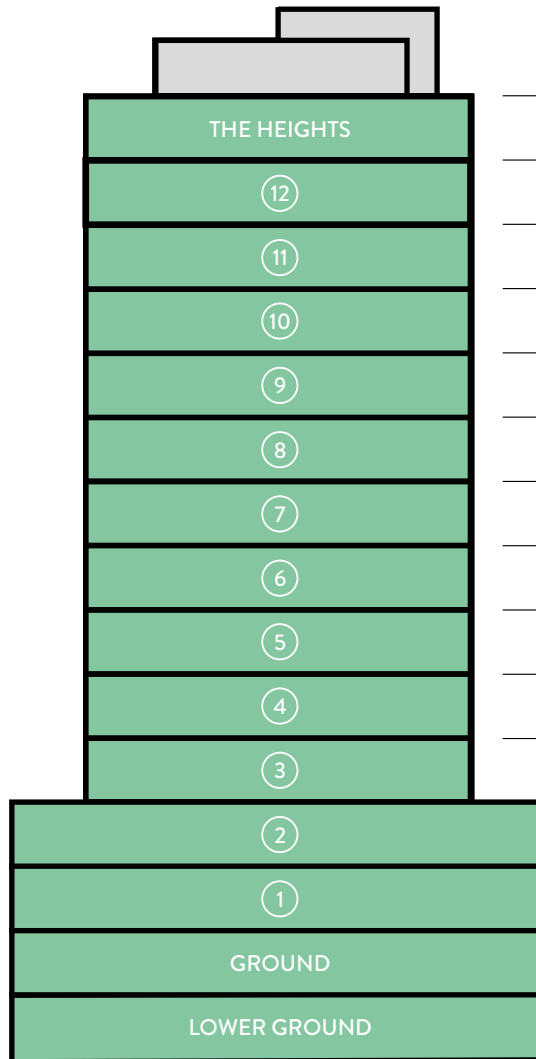








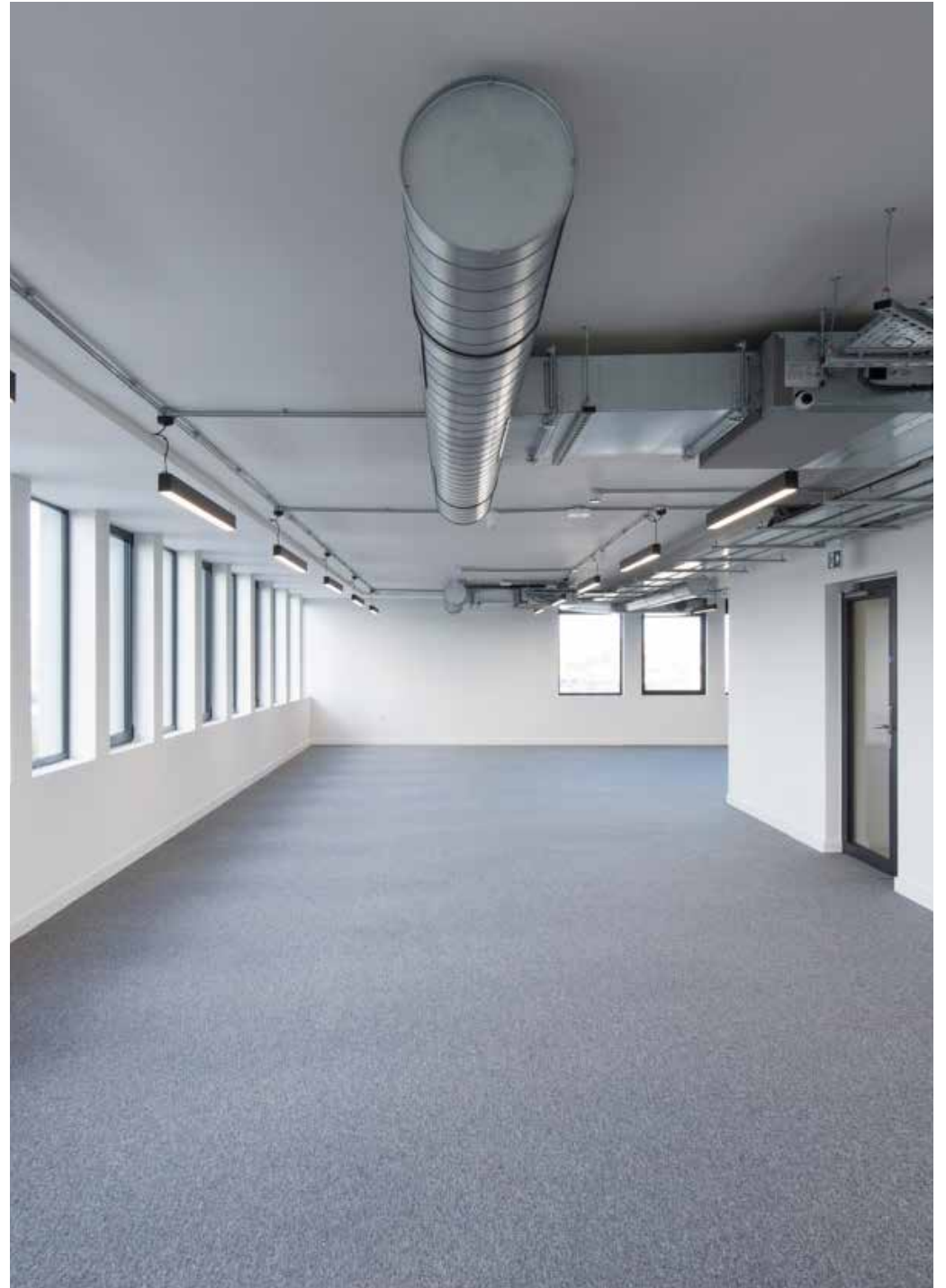
THE SPACE



FULLY FLEXIBLE FLOOR PLATES

THE HEIGHTS		4,026 SQ FT / 374 SQ M	
12TH FLOOR		UNDER OFFER	
11TH FLOOR		4,041 SQ FT / 375 SQ M	
10TH FLOOR		4,046 SQ FT / 376 SQ M	
9TH FLOOR		4,059 SQ FT / 377 SQ M	
8TH FLOOR		4,059 SQ FT / 377 SQ M	
7TH FLOOR	OFFICE 7.1	2,025 SQ FT / 188 SQ M 'CAT B FULLY FITTED'	OFFICE 7.2 LET TO DAS LIMITED
6TH FLOOR	OFFICE 6.1	3,097 SQ FT / 288 SQ M	OFFICE 6.2 915 SQ FT / 85 SQ M
5TH FLOOR		UNDER OFFER	
4TH FLOOR		4,060 SQ FT / 377 SQ M 'CAT B FULLY FITTED'	
3RD FLOOR		UNDER OFFER	
2ND FLOOR		UNDER OFFER	
1ST FLOOR *		957-2,161 SQ FT / 89- 201 SQ M	PART FITTED SPACE
GROUND FLOOR	OFFICE G.1	1,475 SQ FT / 137 SQ M 'CAT B FULLY FITTED'	OFFICE G.2 2,418 SQ FT / 225 SQ M
LOWER GROUND		CYCLE STORE / CHANGING / SHOWERS	
* 1ST FLOOR SPLITS			
	OFFICE 1.6	957 SQ FT / 89 SQ M	
	OFFICE 1.5	1,251 SQ FT / 116 SQ M	
	OFFICE 1.4	2,161 SQ FT / 201 SQ M	
	OFFICE 1.3	1,364 SQ FT / 127 SQ M	
	OFFICE 1.2	1,364 SQ FT / 127 SQ M	
	OFFICE 1.1	2,011 SQ FT / 187 SQ M	













ESG AT THE FAIRFAX CORE



70 BIKE RACKS

70+ LOCKERS & CHANGING



COLLECTIVE SUPPORT PORTAL VIA LOCALE^o

EPC 'A' RATED



OUTDOOR ROOF TERRACES



WiredScore PLATINUM



COMMUNAL COFFEE LOUNGE

FLEXIBLE AMENITY
YOGA / FUNCTIONS / MEETINGS

CARBON SAVING CONSTRUCTION
(SCORS A++ RATING)



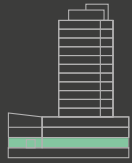
ENERGY CONSUMPTION SENSORS

CITY CENTRE AMENITY IN EASY WALKING DISTANCE

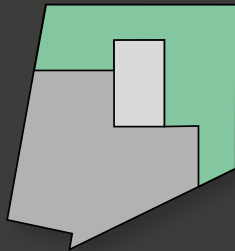


100% WASTE RECYCLED - ZERO LANDFILL

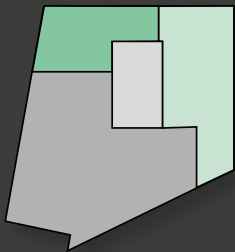
FLEXIBLE OPTIONS TO SUIT YOU



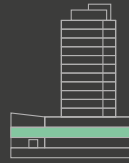
GROUND FLOOR



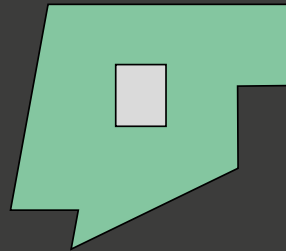
WHOLE FLOOR OPTION
3,893 SQ FT



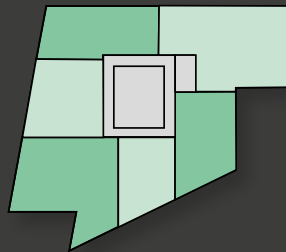
SPLIT FLOOR OPTIONS
OFFICE G.2 - 2,418 SQ FT
OFFICE G.1 - 1,475 SQ FT
CAT B FITTED



1ST FLOOR



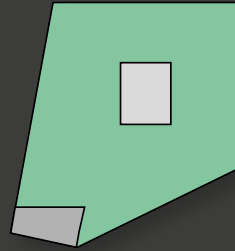
WHOLE FLOOR OPTION
9,743 SQ FT



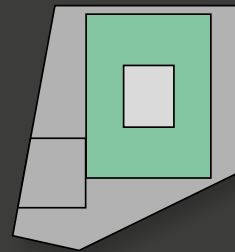
SPLIT FLOOR OPTIONS
PART FITTED
OFFICE 1.6 - 957 SQ FT
OFFICE 1.5 - 1,251 SQ FT
OFFICE 1.4 - 2,161 SQ FT
OFFICE 1.3 - 1,364 SQ FT
OFFICE 1.2 - 1,364 SQ FT
OFFICE 1.1 - 2,011 SQ FT



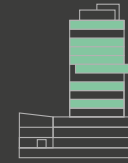
2ND & 3RD FLOOR



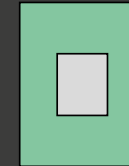
2ND FLOOR
UNDER OFFER



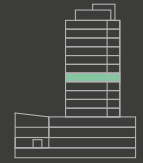
3RD FLOOR
UNDER OFFER



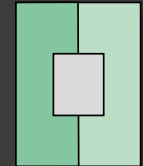
TOWER FLOORS



THE HEIGHTS - 4,026 SQ FT
12TH FLOOR - UNDER OFFER
11TH FLOOR - 4,041 SQ FT
10TH FLOOR - 4,046 SQ FT
9TH FLOOR - 4,059 SQ FT
8TH FLOOR - 4,059 SQ FT
6TH FLOOR 6.2- 915 SQ FT
6TH FLOOR 6.1- 3,097 SQ FT
5TH FLOOR - UNDER OFFER
4TH FLOOR - 4,060 SQ FT
CAT B FITTED



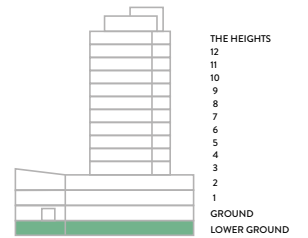
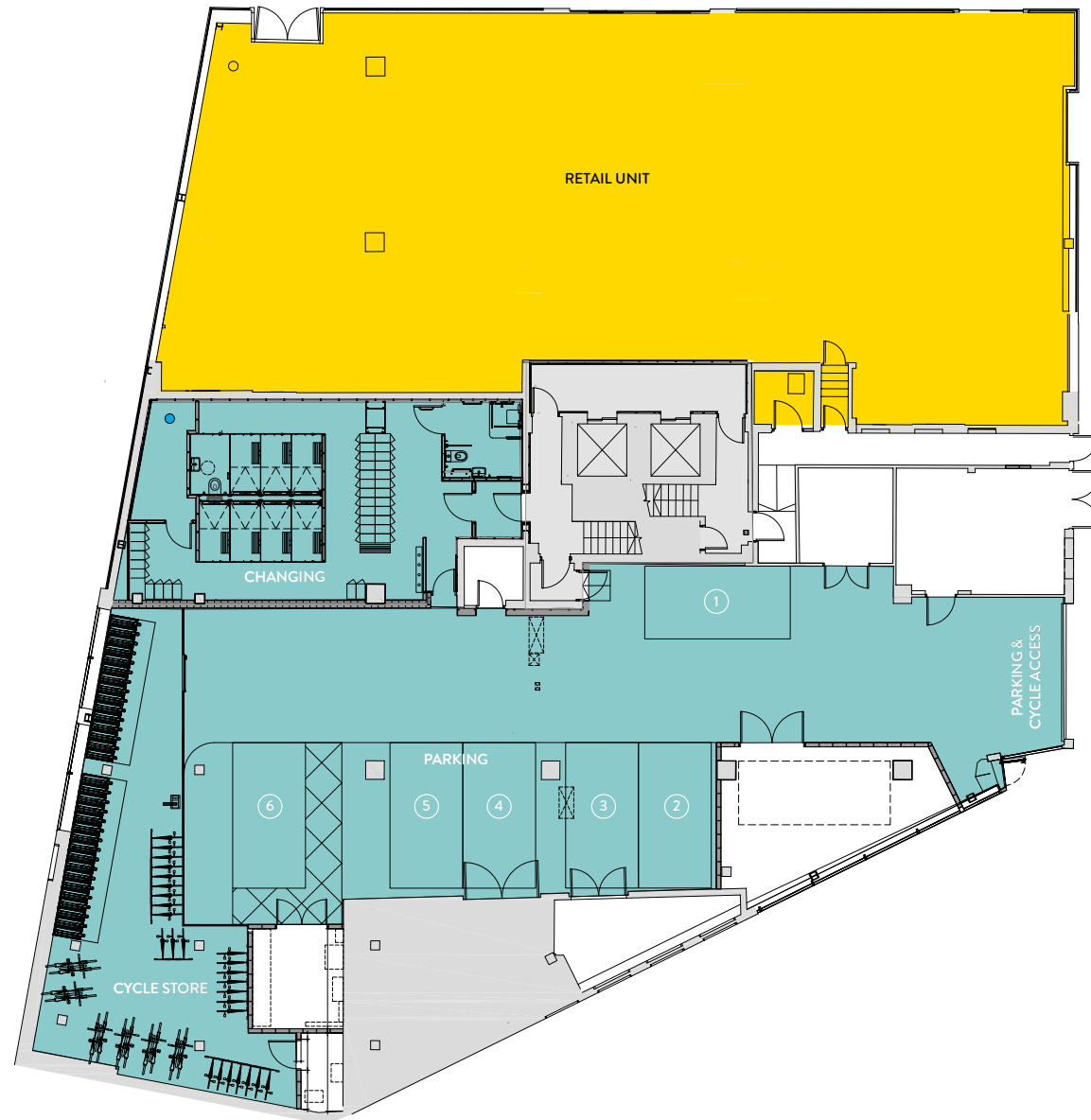
TOWER FLOORS



SPLIT FLOOR OPTIONS
7TH FLOOR - CAT B FITTED
OFFICE 7.2 - LET
OFFICE 7.1 - 2,025 SQ FT

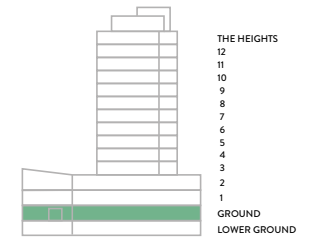
LOWER GROUND FLOOR

- 70 CYCLE RACKS
- 70+ CHANGING LOCKERS
- 6 CAR SPACES
- 7 SHOWERS
- 1 ACCESSIBLE SHOWER



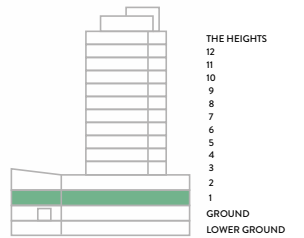
GROUND FLOOR

OFFICE UNIT 1 - 1,475 SQ FT / 137 SQ M
OFFICE UNIT 2 - 2,418 SQ FT / 225 SQ M



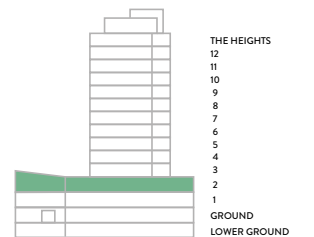
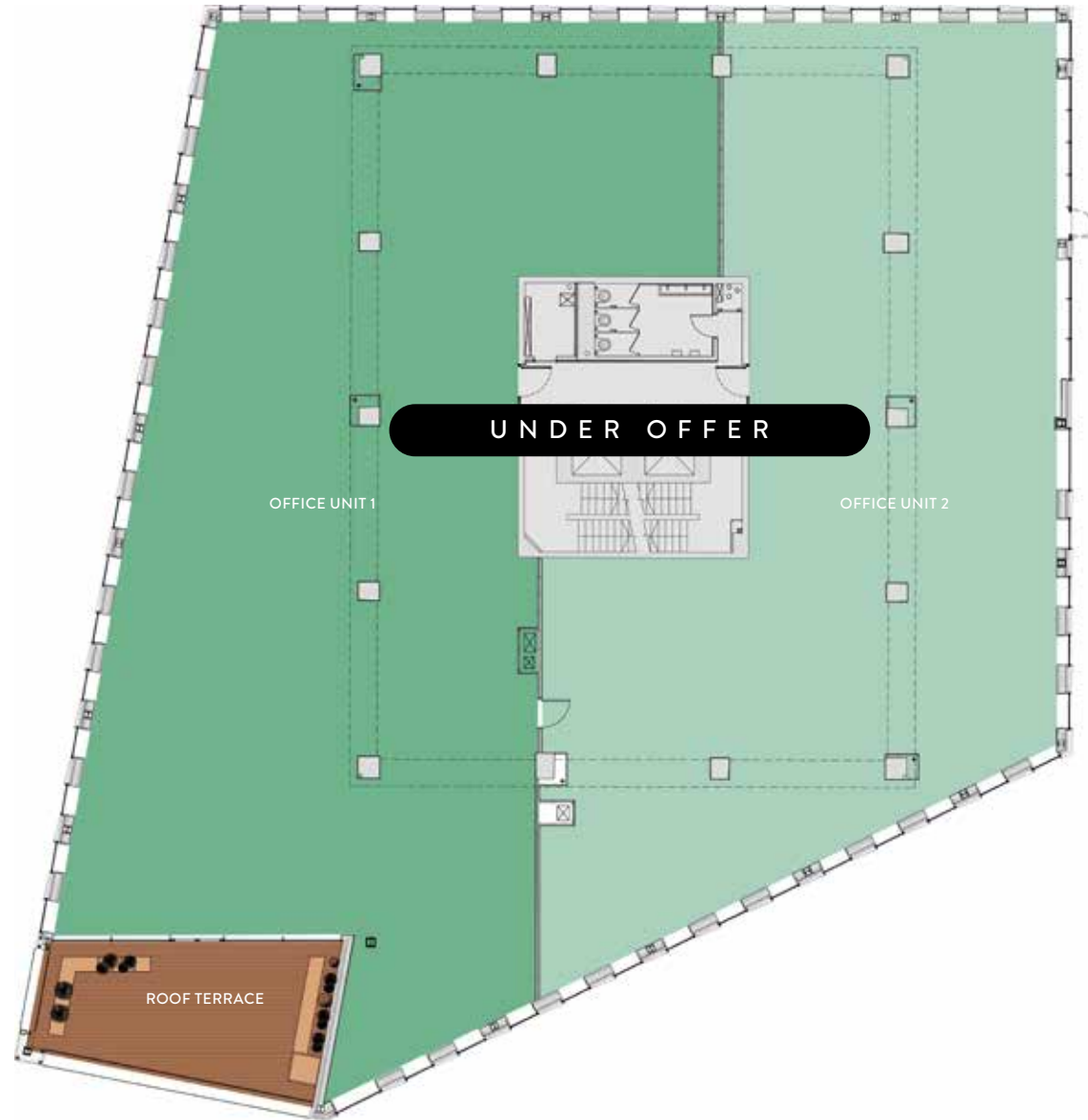
1ST FLOOR – PART CAT B

- OFFICE 1 – 2,011 SQ FT / 187 SQ M
- OFFICE 2 – 1,364 SQ FT / 127 SQ M
- OFFICE 3 – 1,364 SQ FT / 127 SQ M
- OFFICE 4 – 2,161 SQ FT / 201 SQ M
- OFFICE 5 – 1,251 SQ FT / 116 SQ M
- OFFICE 6 – 957 SQ FT / 89 SQ M



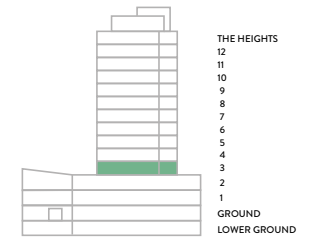
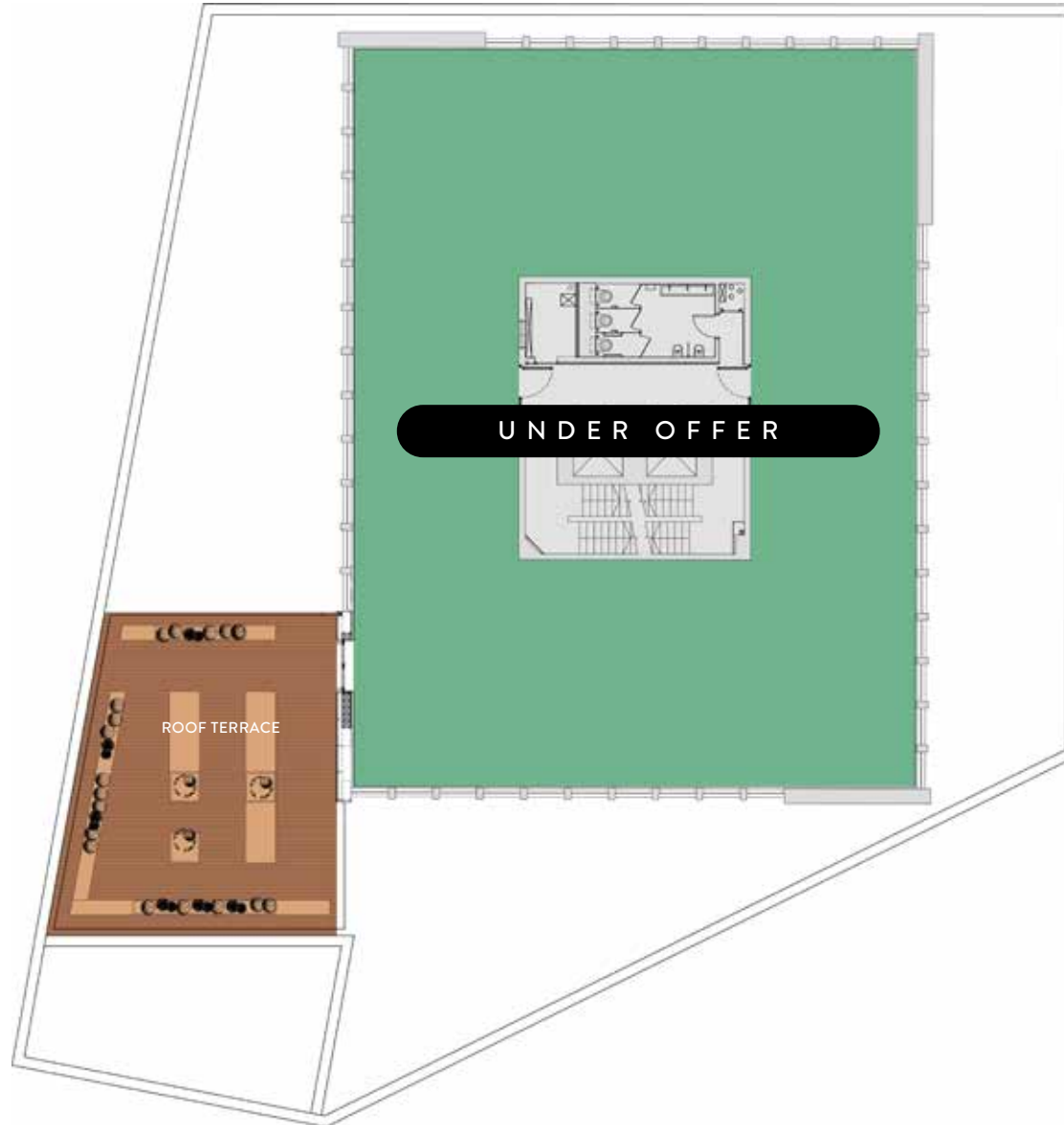
2ND FLOOR

TOTAL – 9,155 SQ FT / 851 SQ M



3RD FLOOR

TOTAL - 4,062 SQ FT / 377 SQ M

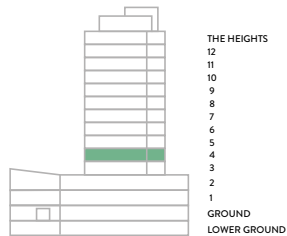
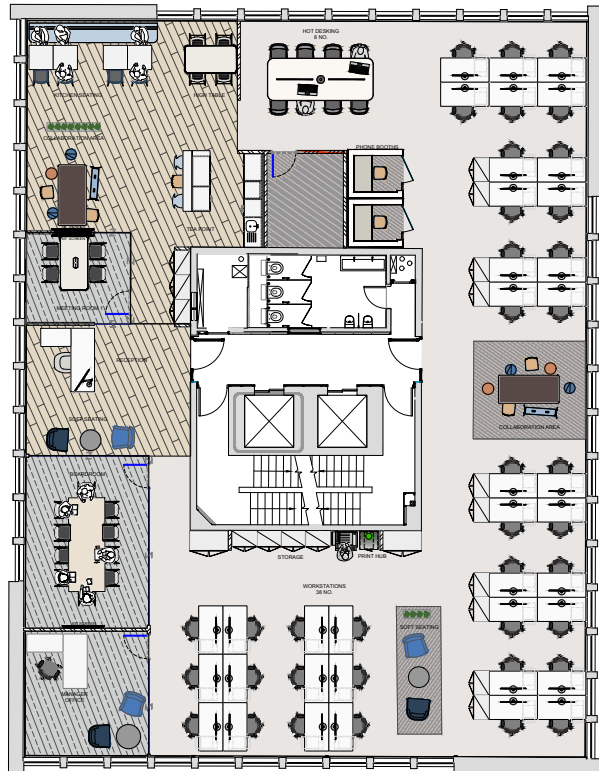


4TH FLOOR

WHOLE FLOOR

4,060 SQ FT / 377 SQ M

CAT B FULLY FITTED



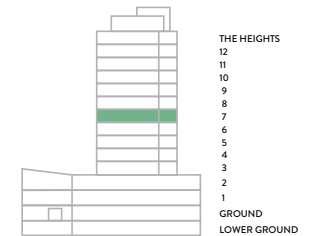
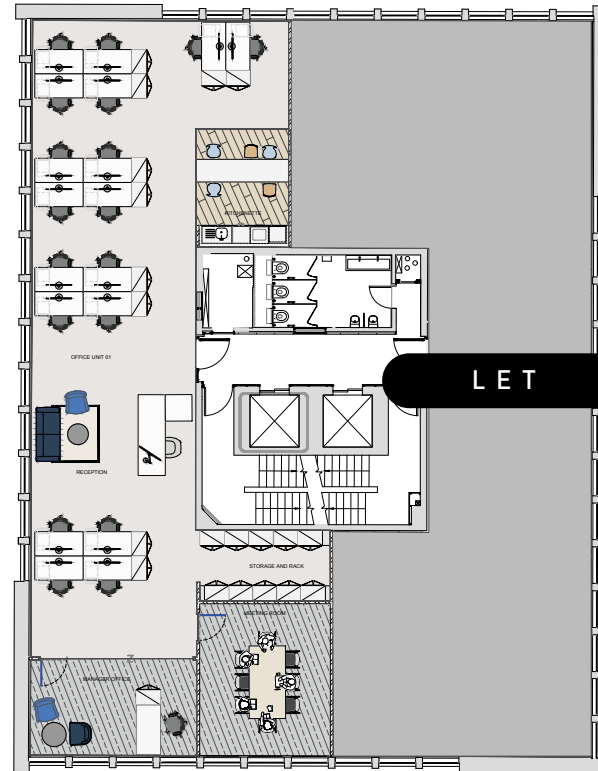
7TH FLOOR

SPLIT FLOOR

OFFICE 7.1 – 2,025 SQ FT / 188 SQ M

CAT B FULLY FITTED

OFFICE 7.2 – LET

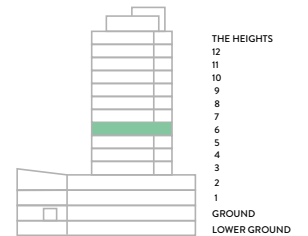
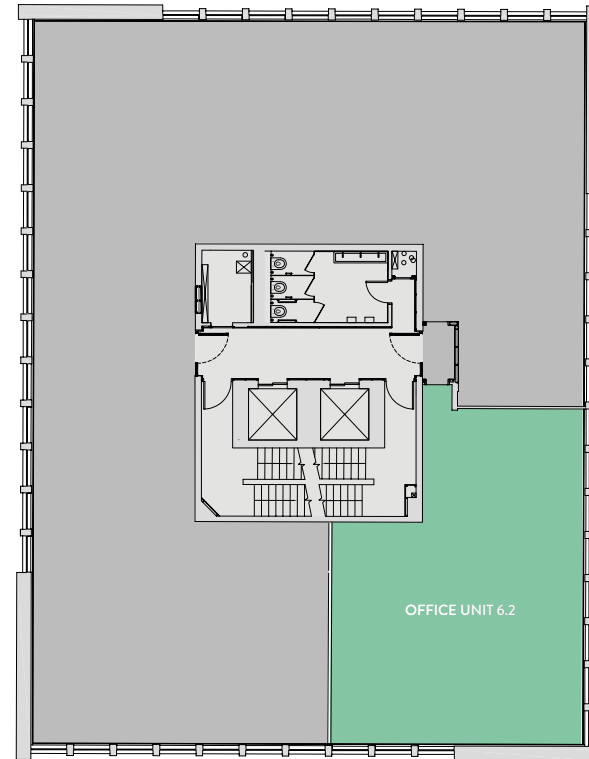
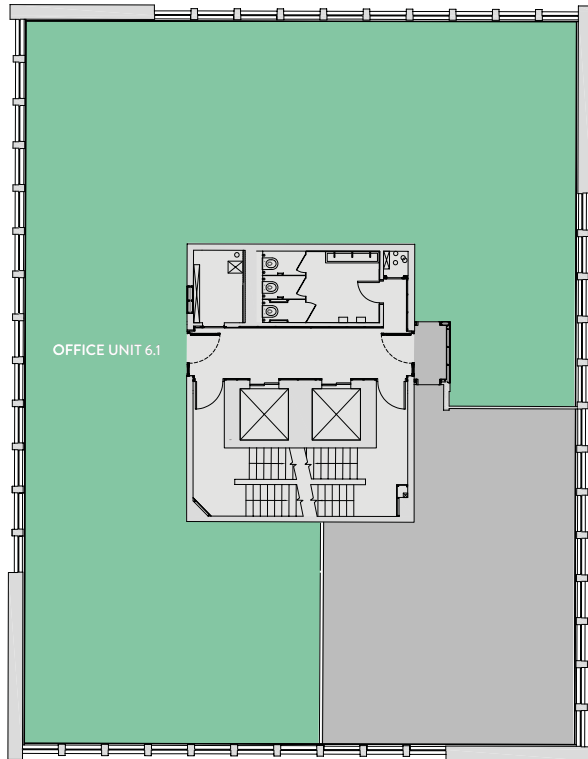


6TH FLOOR

SPLIT FLOOR

OFFICE 6.1 – 3,097 SQ FT / 288 SQ M

OFFICE 6.2 – 915 SQ FT / 85 SQ M

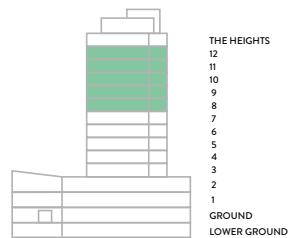
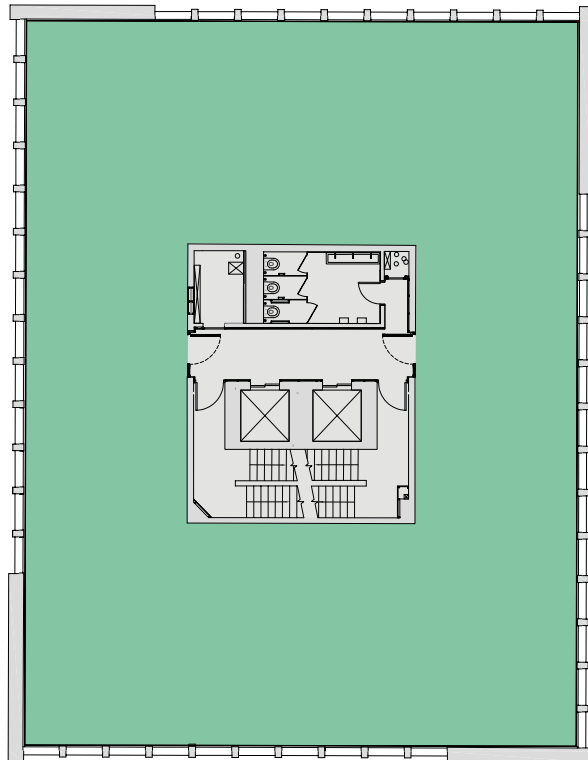


THE TOWER

8TH-12TH TYPICAL FLOORS

WHOLE FLOORS

4,041 – 4,059 SQ FT / 375 – 377 SQ M



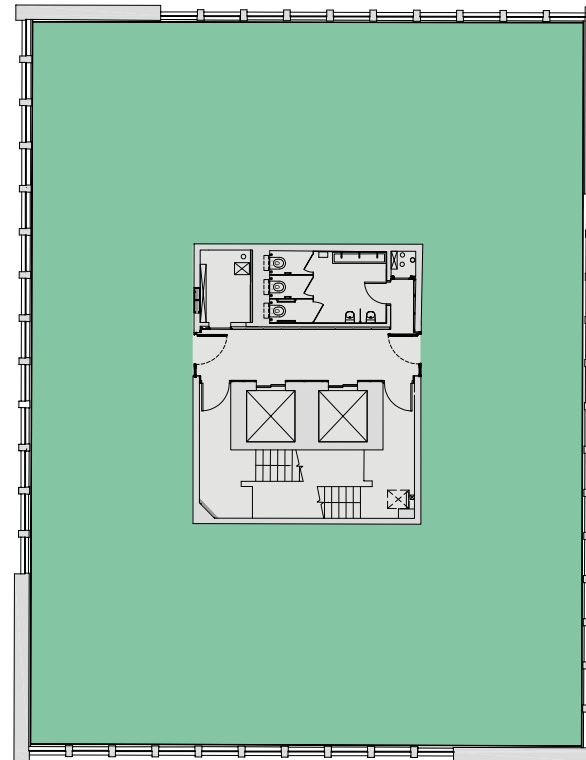
THE HEIGHTS
12
11
10
9
8
7
6
5
4
3
2
1
GROUND
LOWER GROUND

THE TOWER

THE HEIGHTS








WHOLE FLOOR

4,026 SQ FT / 374 SQ M



THE HEIGHTS
12
11
10
9
8
7
6
5
4
3
2
1
GROUND
LOWER GROUND

THE FAX

<p>FLOORPLATE OPTIONS FROM 915 SQ FT</p>	<p>SECURE LOWER GROUND CYCLE PARKING</p>		
<p> 2.60 SLAB TO SLAB CEILING HEIGHTS</p>	<p>CAT A &  +  CAT B FULLY FITTED OPTIONS</p>	<p> SUPERLOOS AT CLUBROOM LEVEL</p>	
<p>TOTAL OFFICE 66,667 SQ FT (6,057 SQ M)</p>	<p> 24 HOUR ACCESS</p>	<p> ENTRANCE HALL WITH CONCIERGE & CLUBROOM</p>	<p>ONE : TEN OCCUPANCY RATIO</p>
		<p>DEDICATED SHOWERS  AND FREE TOWEL SERVICE</p>	
		<p>BOOKABLE MEETING & EVENTS SPACE</p>	

THE BRISTOL EXPERIENCE



BRISTOL IS A CITY LIKE NO OTHER.

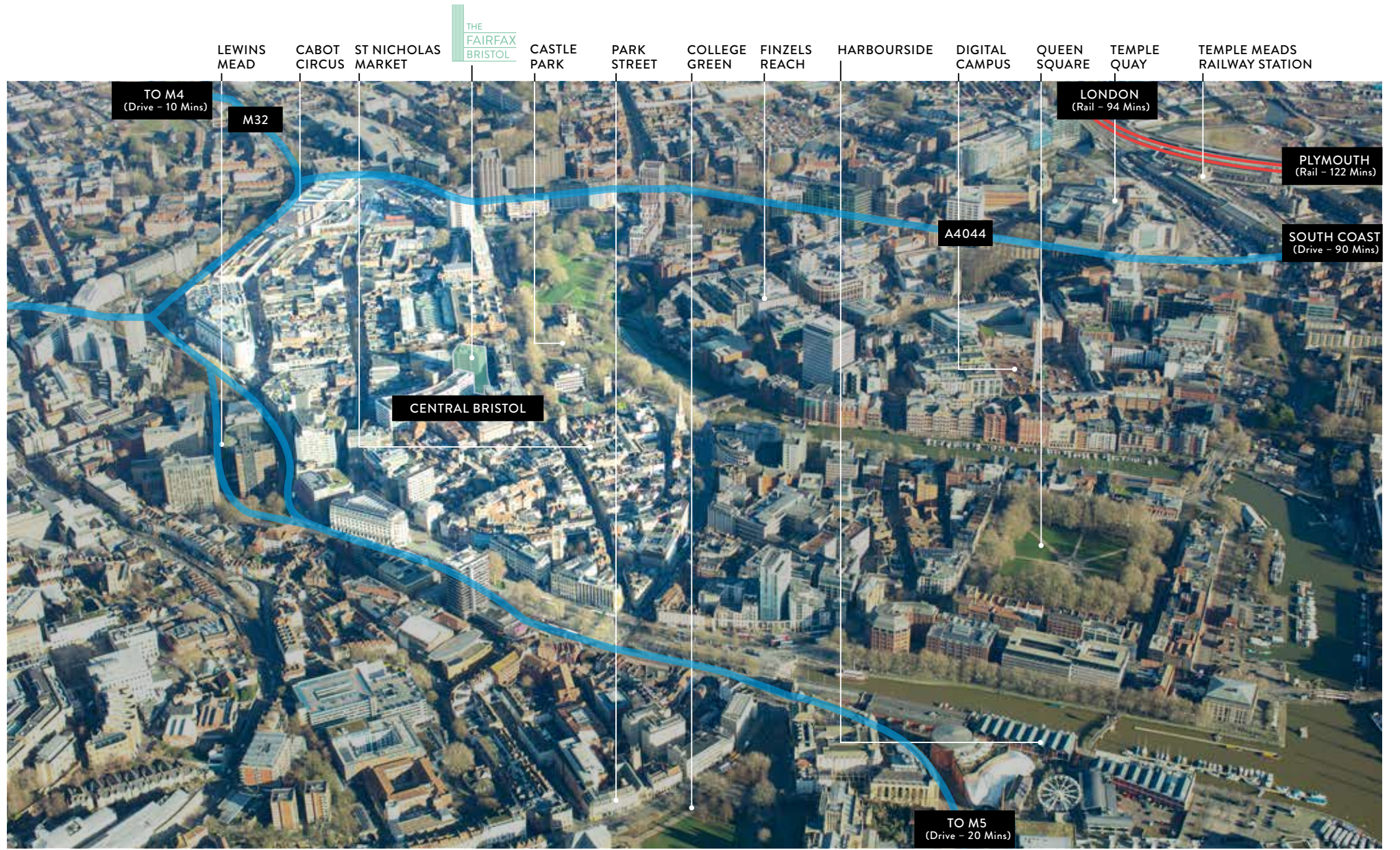
KNOWN FOR ITS RICH CULTURAL HERITAGE AND SUPERB FOOD AND DRINK SCENE, BRISTOL IS A WATERSIDE CITY WITH GREAT CONNECTIVITY.

VIBRANT AND DIVERSE, THRIVING AND INDIVIDUAL; FROM TECH AND CREATIVE TO AEROSPACE AND PROFESSIONAL SERVICES, BRISTOL BRINGS TOGETHER ESTABLISHED BRANDS ALONGSIDE A GROWING START-UP SCENE.

THE OLD CITY HAS SEEN EXTENSIVE INVESTMENT IN RECENT YEARS WITH THE DEVELOPMENT OF THE HISTORIC EVERARDS PRINTWORKS, AND OPENING OF THE CLAYTON AND BRISTOL HARBOUR HOTEL.

THE FAIRFAX BOASTS AMONG ITS NEIGHBOURS A WEALTH OF INDEPENDENT SHOPS, CAFES, BARS, AND RESTAURANTS – YOUR PEOPLE CAN CHOOSE FROM BOWLING AT THE LANES, TO BROWSING VINYL RECORDS AT ROUGH TRADE; PICKING UP LUNCH AT ST NICHOLAS MARKET TO DINING OUT ALONG THE RIVER.

BEAUTIFULLY CONNECTED



TO M4
(Drive - 10 Mins)

M32

CENTRAL BRISTOL

TO M5
(Drive - 20 Mins)

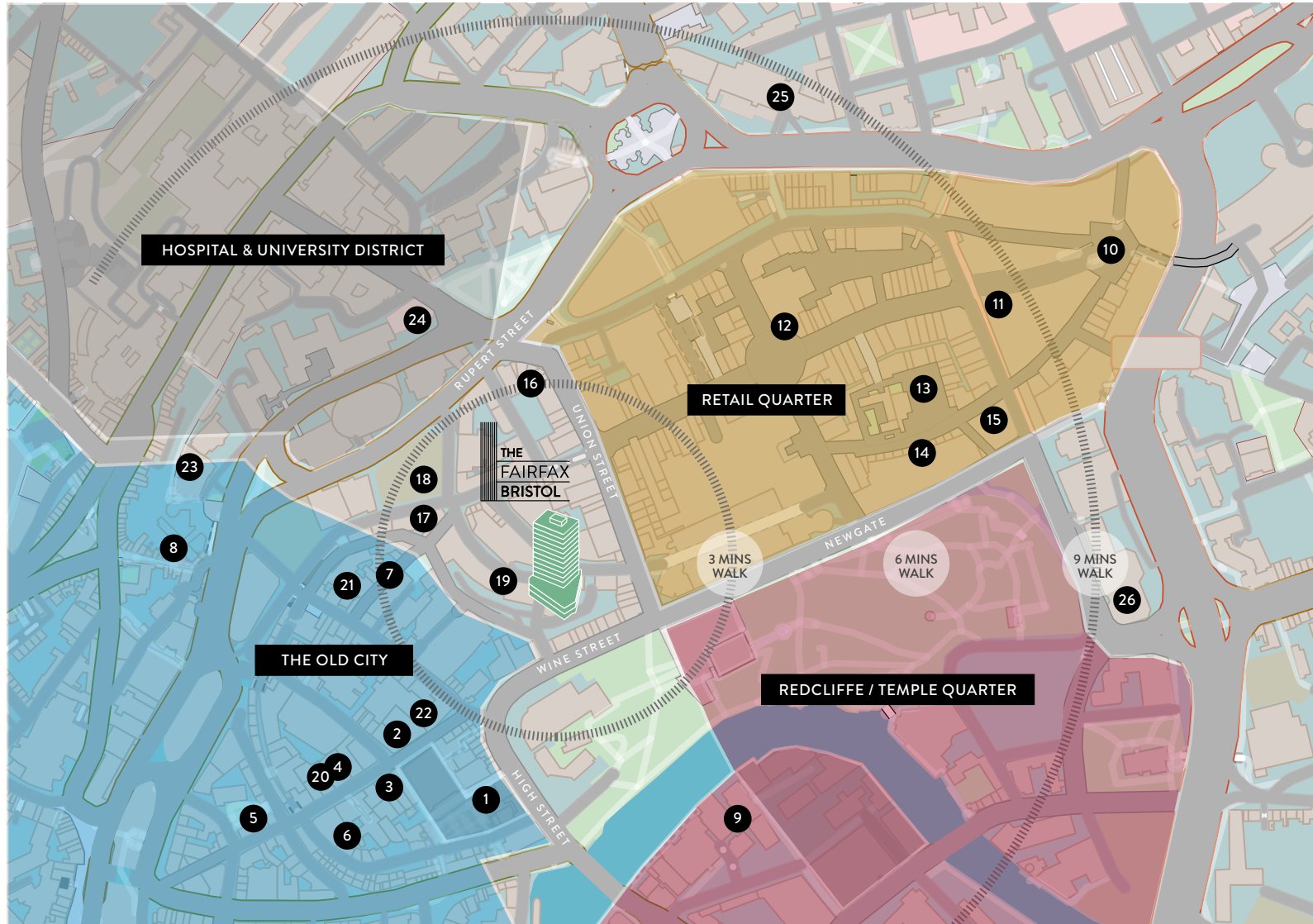
LONDON
(Rail - 94 Mins)

PLYMOUTH
(Rail - 122 Mins)

SOUTH COAST
(Drive - 90 Mins)

==== Rail network ===== Primary road

WORLD CLASS FEEL GOOD ON THE DOORSTEP



- EAT**
 - 1 ST NICHOLAS MARKET
 - 2 HARBOUR HOTEL
 - 3 SAN CARLO
 - 4 THE OX
 - 5 HONEST BURGERS
 - 6 PASTA RIPIENA
 - 7 THE BANK TAVERN
 - 8 CHRISTMAS STEPS
 - 9 FINZELS REACH
- SHOP**
 - 10 CABOT CIRCUS
 - 11 ZARA
 - 12 BROADMEAD
 - 13 QUAKERS FRIARS
 - 14 APPLE
 - 15 HARVEY NICHOLS
- PLAY**
 - 16 PUREGYM
 - 17 THE LANES
 - 18 ROUGH TRADE RECORDS
 - 19 WHISTLEPUNKS
 - 20 FLIGHT CLUB
- SLEEP**
 - 21 THE CLAYTON HOTEL
 - 22 BRISTOL HARBOUR HOTEL
 - 23 HOTEL DU VIN
 - 24 PREMIER INN
 - 25 HOLIDAY INN
 - 26 MARRIOTT HOTEL

OUR PARTNERS

FOR MORE ON THE FAIRFAX

WWW.THEFAIRFAXBRISTOL.COM

30



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OVALREALESTATE.COM

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