



WHITEFRIARS

BRISTOL | BSI 2NT

www.whitefriarsbristol.com

WHITEFRIARS PROVIDES A HIGHLY SUCCESSFUL AND WELL PROVEN BUSINESS ENVIRONMENT TO SUIT MODERN WORKING NEEDS



This landmark building comprises a total of 138,000 sq ft and offers suites from circa 1,000 sq ft to complete floor plates of up to 20,000 sq ft, therefore appealing to a wide variety of occupiers.

A dedicated on-site professional management and security team can react quickly to your business needs, providing building related advice as well as advising on and solving any occupational related issues.

A large light and airy reception awaits those arriving at Whitefriars, equipped with seating space, plasma screens and WC facilities. Visitors will be greeted and directed by dedicated on-site reception staff.

The available accommodation offers high quality affordable offices served by the newly restyled and contemporary reception area.

The building maintenance and management is modelled to enable Whitefriars to create a forward thinking, working environment.



WHITEFRIARS

A FORWARD THINKING FLEXIBLE WORKING ENVIRONMENT



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LOCATION




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Situated in the heart of Bristol City Centre, this renowned landmark building is conveniently located very close to Bristol Bus and Coach Station, offering staff easy access to their work.




Bristol Temple Meads Railway Station is just over 1 mile away and provides direct routes to London, the Midlands and the South West.



Located on the inner circuit road, Whitefriars provides direct access to the **M32** and in turn the **M4/M5 interchange**, which is located approximately 9 miles to the North.

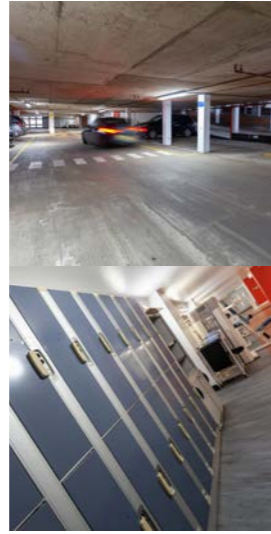


The new **Metro Bus** stops directly outside.



Cabot Circus and **Broadmead Shopping Centres** are also just a short walk away and provide all of the amenities that any occupier could possibly need, including shops, banks, cafés and restaurants.





Ultrafast, symmetrical bandwidth internet as soon as you move in, from Telkom Preconnect. 100% uptime guarantee and friendly, helpful support.

The on-site facilities at Whitefriars generate a vibrant working environment. The café located on the ground floor, provides a range of refreshments throughout the day. Perfect for either taking time out, informal meetings over coffee or catering for business meetings.

Whitefriars is one of the only central Bristol office buildings to offer an on-site gym with fitness facilities available exclusively to occupiers. With discounted prices this facility provides the perfect way to wind down before, after, or during a busy working day. Lockers, showers and changing facilities are located within the gym.

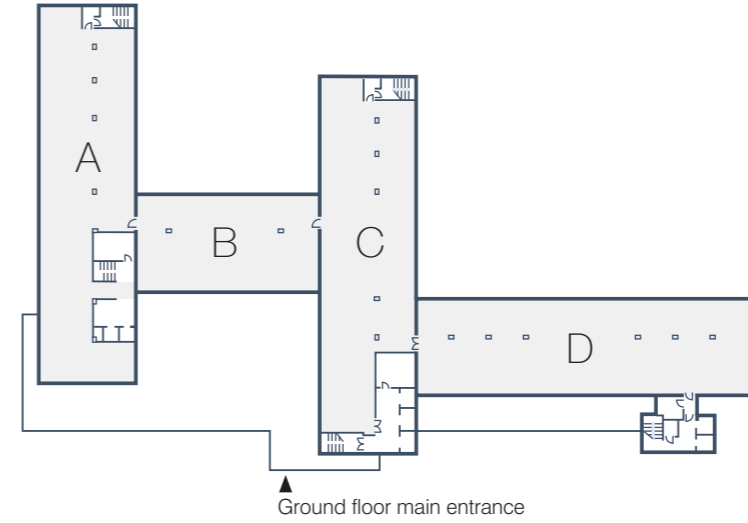
The mezzanine meeting area with conference rooms and facilities are available to all occupiers, large enough for 16 people. Operated by the on-site management, this enables occupiers to have additional flexible meeting space as it is required.

Whitefriars benefits from a secure underground car park with an excellent parking ratio of 1:600 sq ft, with additional spaces available by way of a separate licence. Secure cycle, motor cycle spaces and shower facilities are also available within the building.














Telkom Preconnect internet enabled

Secure underground car park



Whitefriars offers refurbished contemporary open plan office suites which benefit from the following features;

- 
Flexible short form leases
- 
Comfort cooling
- 
Perimeter trunking
- 
New passenger lifts
- 
Showers and lockers
- 
EV charging points
- 
Exposed services
- 
82 secure cycle storage
- 
On-site café
- 
On-site gym with lockers
- 
24 hour access
- 
On-site reception staff
- 
Male/female & disabled WCs
- 
Meeting rooms and break out areas
- 
EPC Rating C
- 
Roof terrace



CAT A

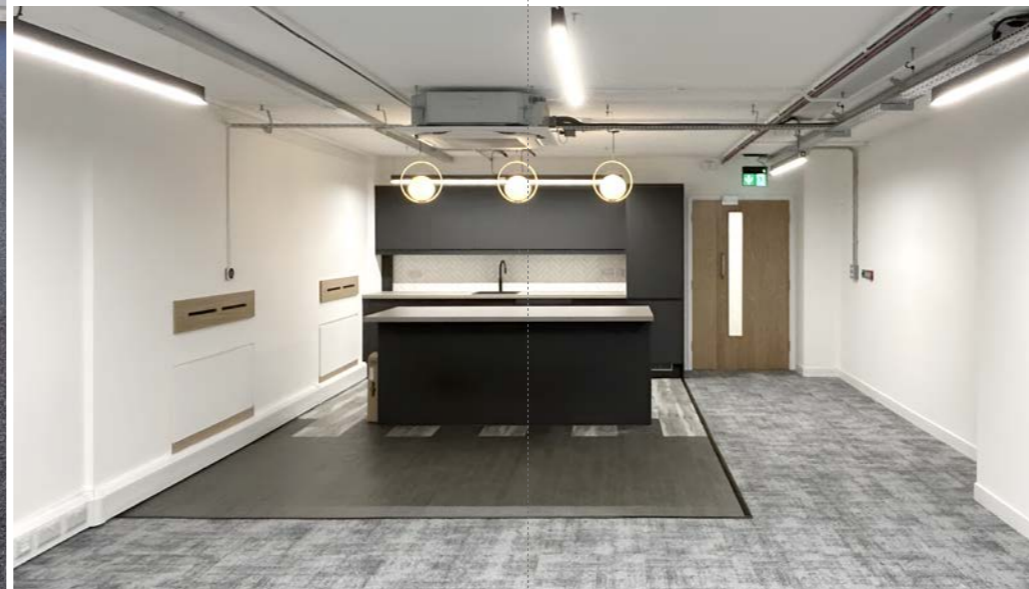
A blank canvas with suspended ceilings, LED lighting, carpet flooring, fitted kitchenette, *air conditioning.

*a/c is subject to availability



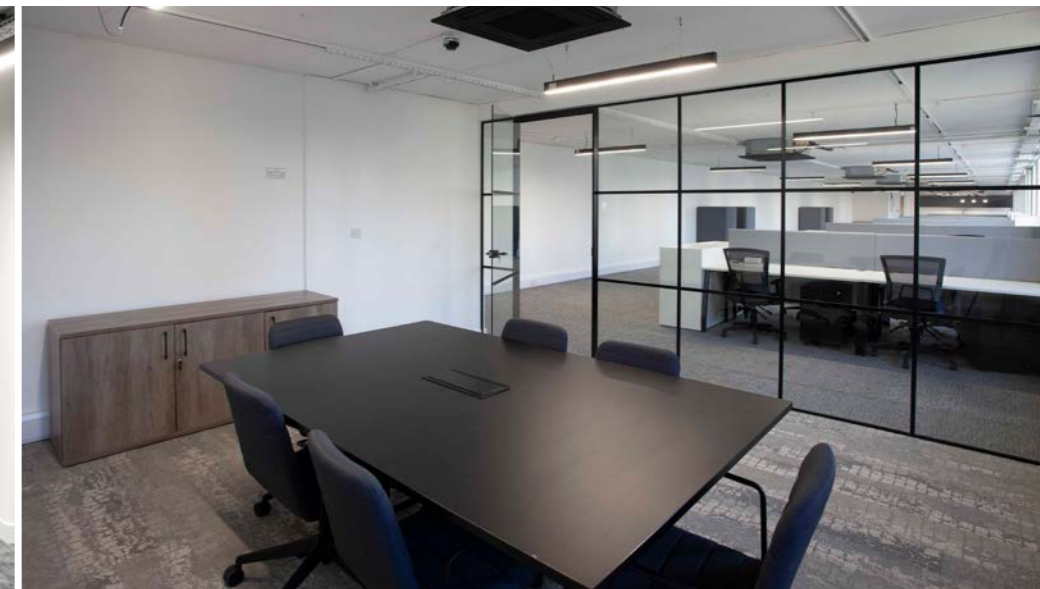
CAT A +

Contemporary space with exposed ceiling and services, LED lighting, kitchenette, meeting room and air conditioning.



FULLY FITTED SOLUTIONS

Ready to occupy with furniture, meeting room and high quality kitchen / break out area.



AVAILABILITY

Car Parking Ratio of 1:600

SUITE	SIZE SQ FT	SIZE SQ M
8C1	3,044	283
4B	2,682	249
3C	4,845	450
3C2	1,730	161
3C1	3,032	282

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Important Notice. These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. BC/JLL/HTC Hollister HD2499 11/24