

**ALBERT
YARD**



**ST PHILIPS
BRISTOL
BS2 0SB**

ALBERTYARDBRISTOL.COM

UP TO 34,860 SQ FT_{APPROX} OF **INNOVATION** SPACE

Situated in the vibrant area of St Philips, adjacent to Bristol Temple Meads and Temple Quay, Albert Yard offers 5 floors of new B1(b) research and development, B1(c) light industry, or B8 (storage) purposes ready to accommodate the needs of innovation and other employment sector companies.

Other commercial uses may be possible subject to planning.



This is a computer generated image and details may vary.

HARD WORKING SPACE TO THRIVE

One of the most exciting development areas of Bristol, St Philips is to be the home of the University of Bristol's new Digital Campus and already supports a diverse range of science, technology and industrial users.

The area will furthermore benefit from Bristol Temple Meads' new Eastern Entrance which will open directly into the University of Bristol's new Enterprise Campus.

1	ALBERT YARD	6	MARBLE MOSAIC
2	TEMPLE ISLAND	7	ENTERPRISE CAMPUS
3	RIVER AVON	8	TEMPLE QUARTER
4	TEMPLE MEADS	9	REDCLIFFE
5	TOTTERDOWN BASIN	10	CITY CENTRE



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UP TO 34,860 SQ FT APPROX OF FLEXIBLE SPACE

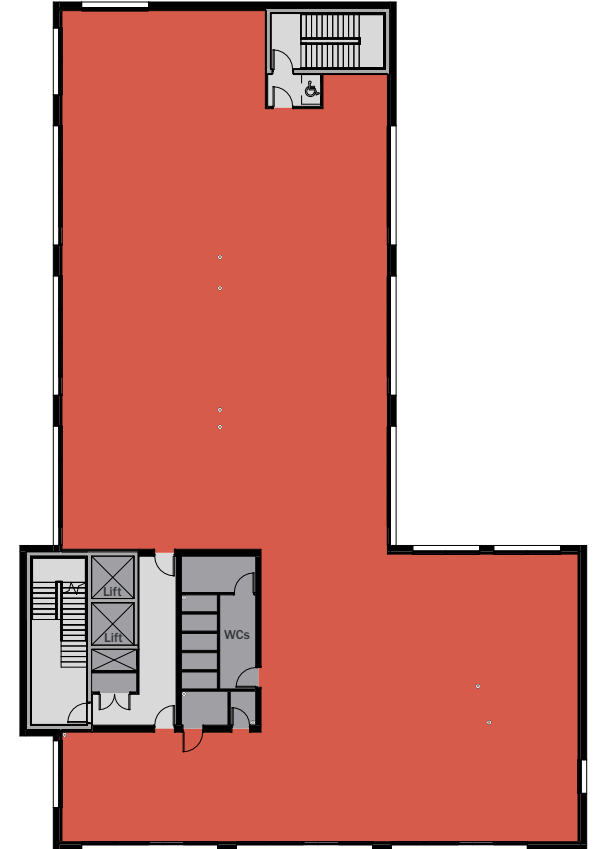
The building will be delivered as part of the student led mixed use development of the former Albert Yard site due for completion in 2026.

FLOOR	GIA SQ M	GIA SQ FT	NIA SQ FT (APPROX)
6	822	8,848	7,521
1	822	8,848	7,521
2	722	7,772	6,606
3	722	7,772	6,606
4	722	7,772	6,606
TOTAL	3,810	41,012	34,860

Ground Floor



Typical Upper Floor



BETTER WORKING BRIGHTER THINKING

It is envisaged that the finished building could offer the following specification:



Large ground floor reception



VRF Air-conditioning



Two passenger lifts serving all floors



Provision for sprinkler system and tanks



Drainage to all floors



Dedicated cycle parking



Exposed services



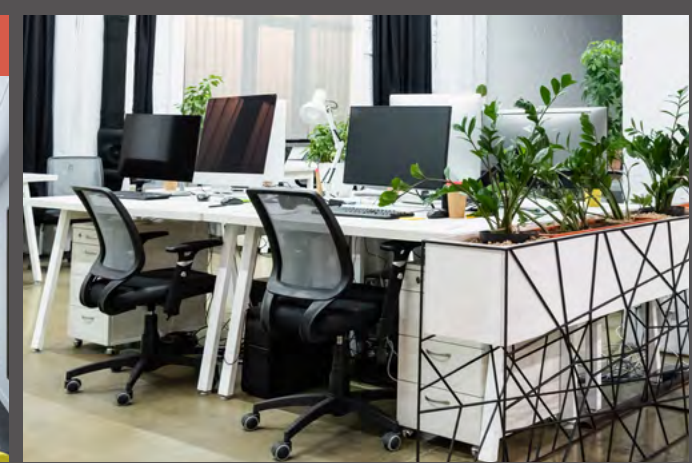
Open Plan adaptable floors



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COLLABORATIVE WORKING



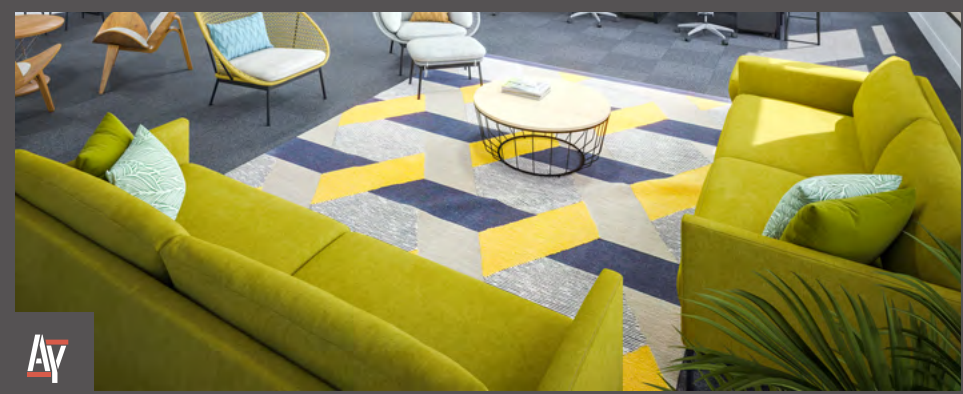
STRIKING EXPOSED SURFACES



WATERFRONT ENVIRONMENT



**INNOVATIVE
R&D SPACE**



DISTINCT BRICK CLAD

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9 MIN WALK

TO TEMPLE MEADS STATION

5 MIN CYCLE

TO CABOT CIRCUS

7 MIN CYCLE

TO QUEEN SQUARE



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TERMS

Priority will be given to disposing of the building as a whole but lettings of one or more floors may be considered. Consideration may also be given to a sale of the building on completion.

RENT

On application.

ENERGY PERFORMANCE CERTIFICATE

Targeting EPC A accreditation and design to facilitate further ESG targets in conjunction with the occupiers requirements.

ANTI MONEY LAUNDERING

The successful lessee/purchaser will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

VAT

VAT will be applicable on any transaction.

VIEWING AND FURTHER INFORMATION

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