



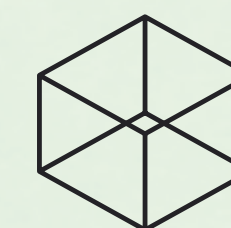
TAYLOR & BOND
BRISTOL



DESIGNED FOR WORK.

Welcome to Taylor & Bond, the outstanding, newly refurbished 23,452 sq ft office scheme at the heart of Bristol city centre.

The office accommodation is arranged over the six upper floors offering CAT A and fully fitted options, with the sixth floor featuring a private roof terrace.



OPEN PLAN
OPTIONS

OR



FULLY FITTED
OPTIONS





Main reception



SETTING NEW STANDARDS.

The building's design puts tenant well-being front and centre, creating an environment to promote creativity and productivity.

Beyond the entrance, the new reception and ground floor provide spaces for occupiers and visitors to meet, collaborate and relax.



Lounge area

The ground floor lounge area benefits from a feature bar, perfect for hosting occupier and client events – as well as a multi-use / wellness space for when it's time to step away from the desk and take five.





SPECIFICATION.



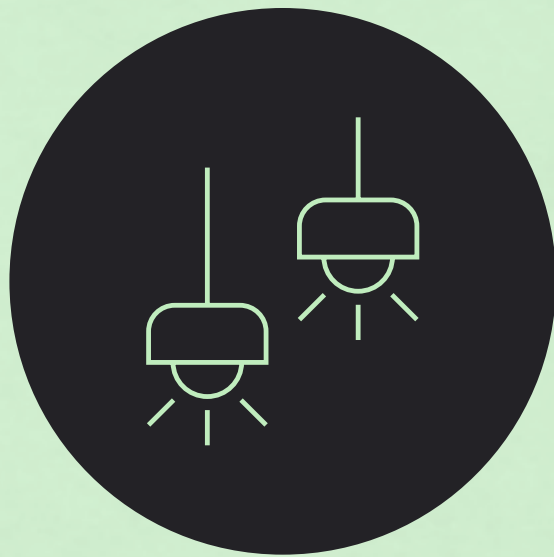
AVAILABLE OPEN PLAN
OR FULLY FITTED



VRF AIR
CONDITIONING



EXPOSED
SERVICES



ADAPTIVE LED
LIGHTING



RAISED ACCESS
FLOOR



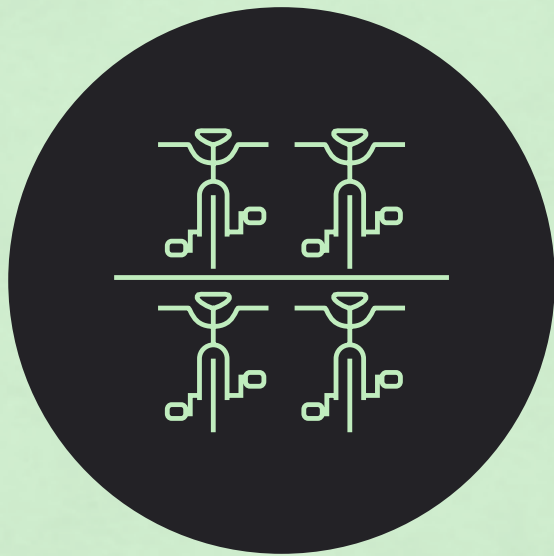
OPENABLE
WINDOWS



EXCELLENT
NATURAL LIGHT



2 X
PASSENGER LIFTS



59
CYCLE SPACES



DEDICATED
CYCLE RAMP



69
LOCKERS



PRIVATE 6TH
FLOOR TERRACE



CAT A+ 3RD AND 6TH
FLOORS READY FOR
IMMEDIATE OCCUPATION



3rd floor kitchenette / breakout



3rd floor CAT A+ space



6th floor terrace

ALL IN THE DETAIL

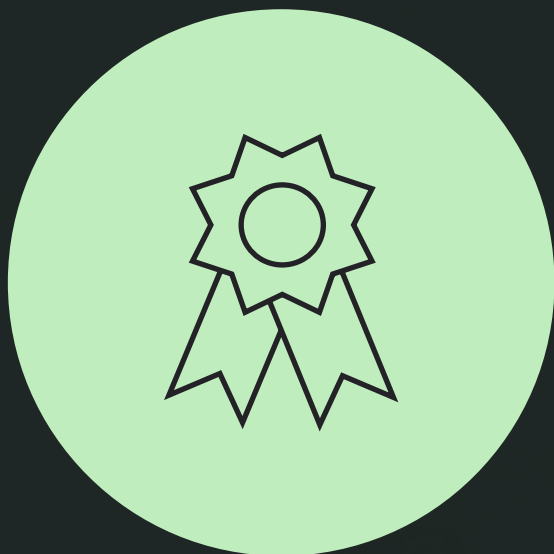
Thoughtfully designed and furnished to a high specification, the Cat A+ floors create an inspiring workplace for the modern working day. The 6th floor also benefits from a furnished private terrace with outstanding views across the City skyline.



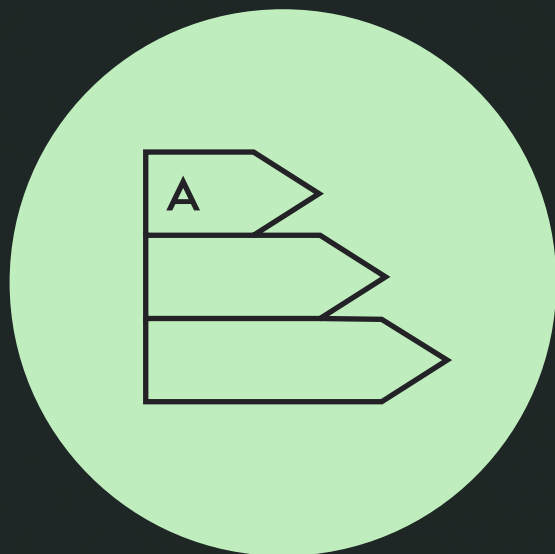
ESG & WELL-BEING.



ACHIEVED
WIREDSCORE PLATINUM



ACHIEVED
BREEAM EXCELLENT



EPC A



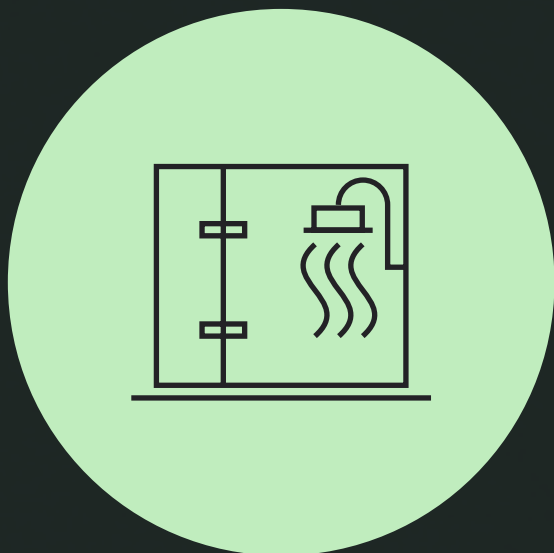
ACHIEVED
CYCLEHEART PLATINUM



ACHIEVED
ACTIVESCORE PLATINUM



ENHANCED
CONCIERGE SERVICES



UNISEX & GENDER
NEUTRAL SHOWER /
CHANGING FACILITIES



EVENTS
SPACE



MULTI-FUNCTIONAL
WELLNESS SPACE



PRET ON THE
GROUND FLOOR



6th floor terrace



Bike racks & lockers



Shower facilities



3rd floor CAT A+ space



3rd floor CAT A+ space



ACCOMMODATION

FLOOR	USE	CONDITION	SQ FT	SQ M	
6th	Office A	CAT A+	2,088	194.0	AVAILABLE
	Terrace		571	53	
5th	Office	CAT A	3,793	352.4	AVAILABLE
4th	Office	CAT A	3,794	352.5	AVAILABLE
3rd	Office	CAT A+	3,773	350.6	AVAILABLE
2nd	Office	CAT A+	3,771	350.4	AVAILABLE
1st	Office	CAT A+	3,749	348.3	AVAILABLE
Ground	Reception and Lounge		1,625	151.0	TAYLOR & BOND
					★ PRET ★
Lower Ground	End of journey facilities		859	79.9	
Total			23,452	2,178.9	

CAT A+ office

CAT A office

Terrace

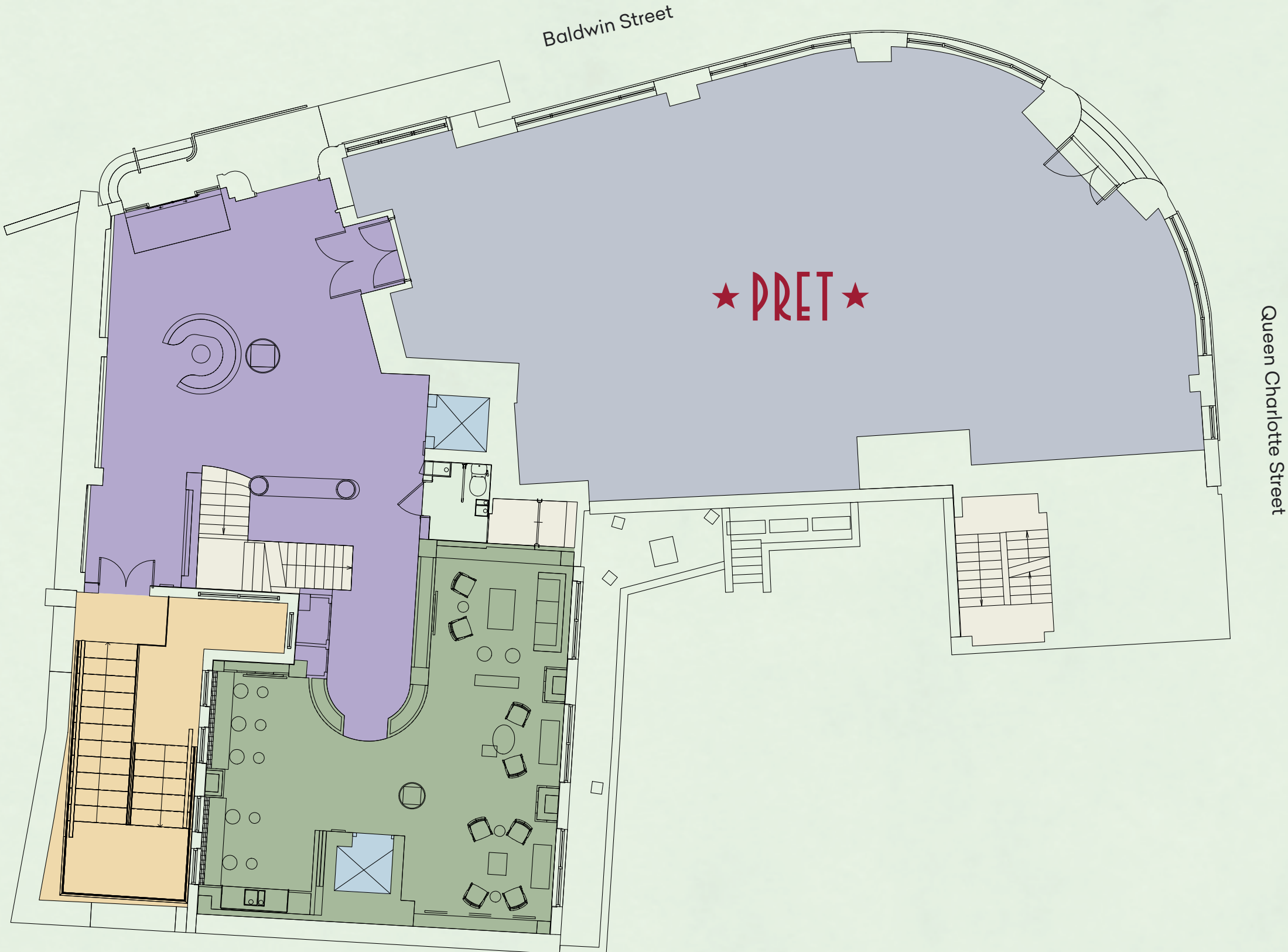
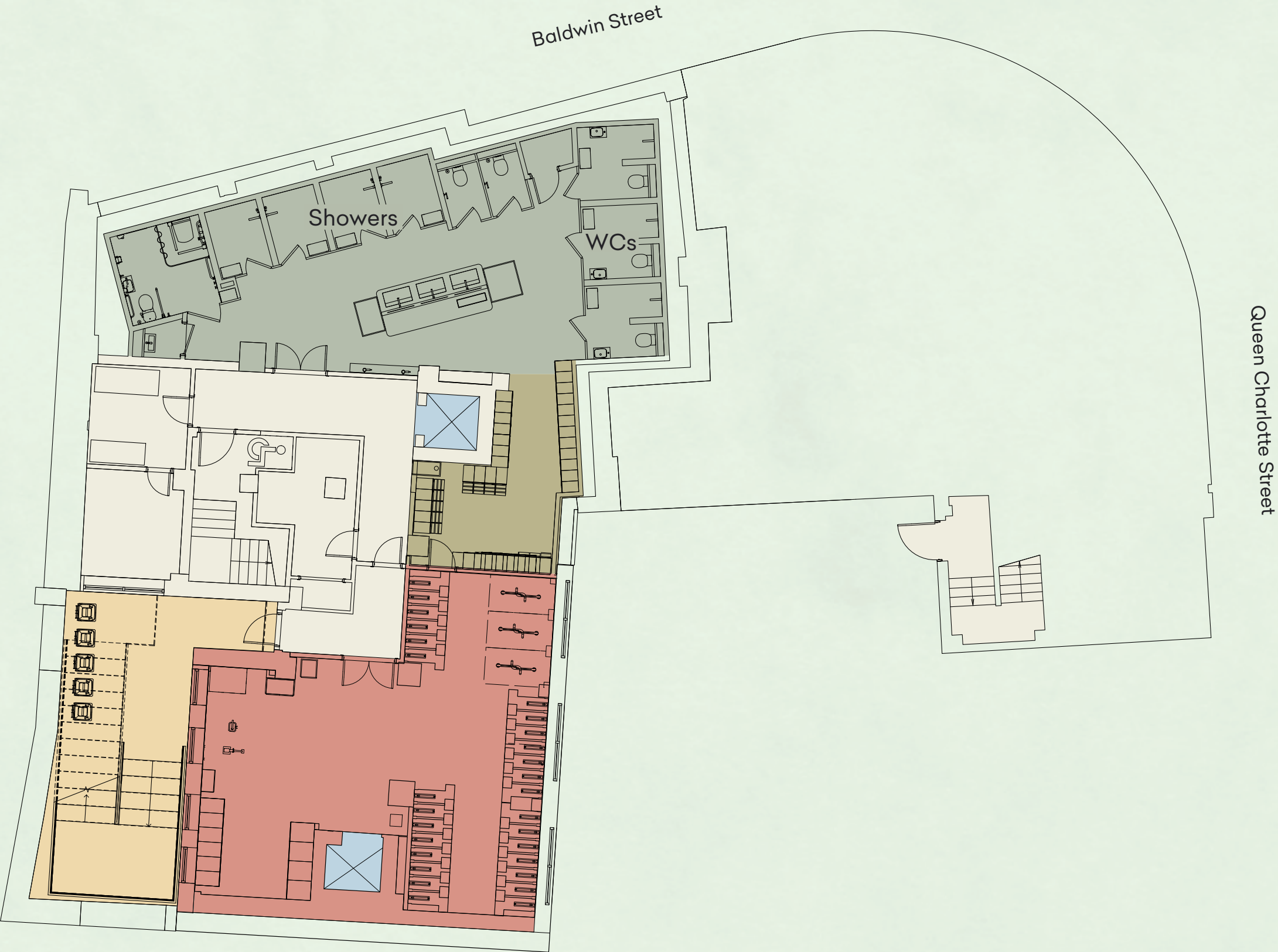
Reception / lounge

End of trip facilities



LOWER GROUND

GROUND



- Bike store
- Unisex showers and changing
- Lockers/ change / drying room
- Bike ramp
- Core
- Lifts

- Reception
- Lounge / wellness space
- Bike ramp
- Accessible WC
- Core
- Retail
- Lifts

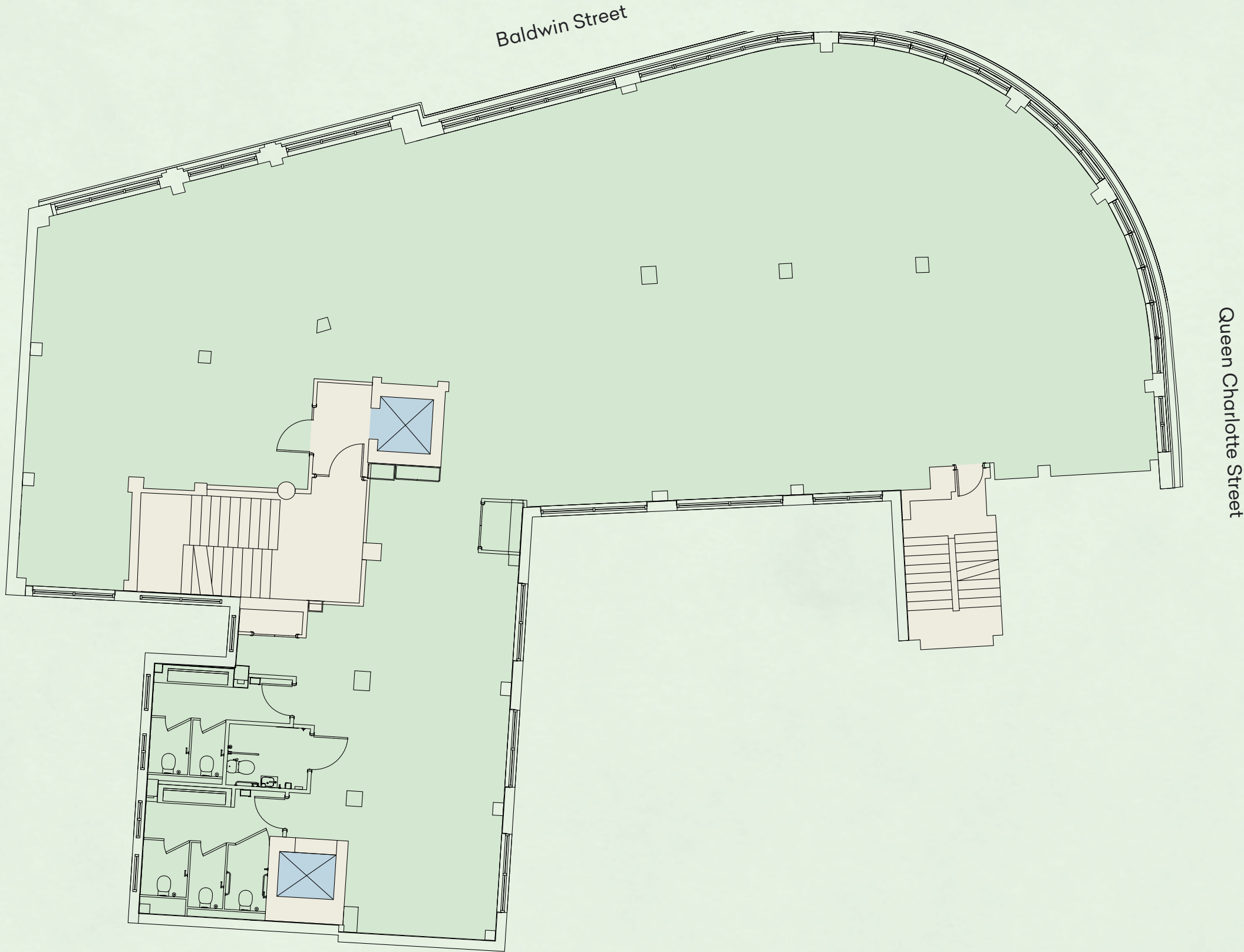
For indicative purposes only. Not to scale.





TYPICAL FLOOR (4TH / 5TH)

Office 3,794 sq ft / 352.5 sq m



- CAT A Office
- Core
- Lifts

CAT A+ FLOOR (1ST / 2ND / 3RD)

Office 3,773 sq ft / 350.6 sq m



- CAT A+ Office
- Core
- Lifts

Workstations	40
Informal desks	06
10 person meeting room	01
4 person meeting room	01
Breakout areas	03
Kitchenette	01
Reception / waiting area	01
Total occupancy	40



For indicative purposes only. Not to scale.



4th floor CAT A space

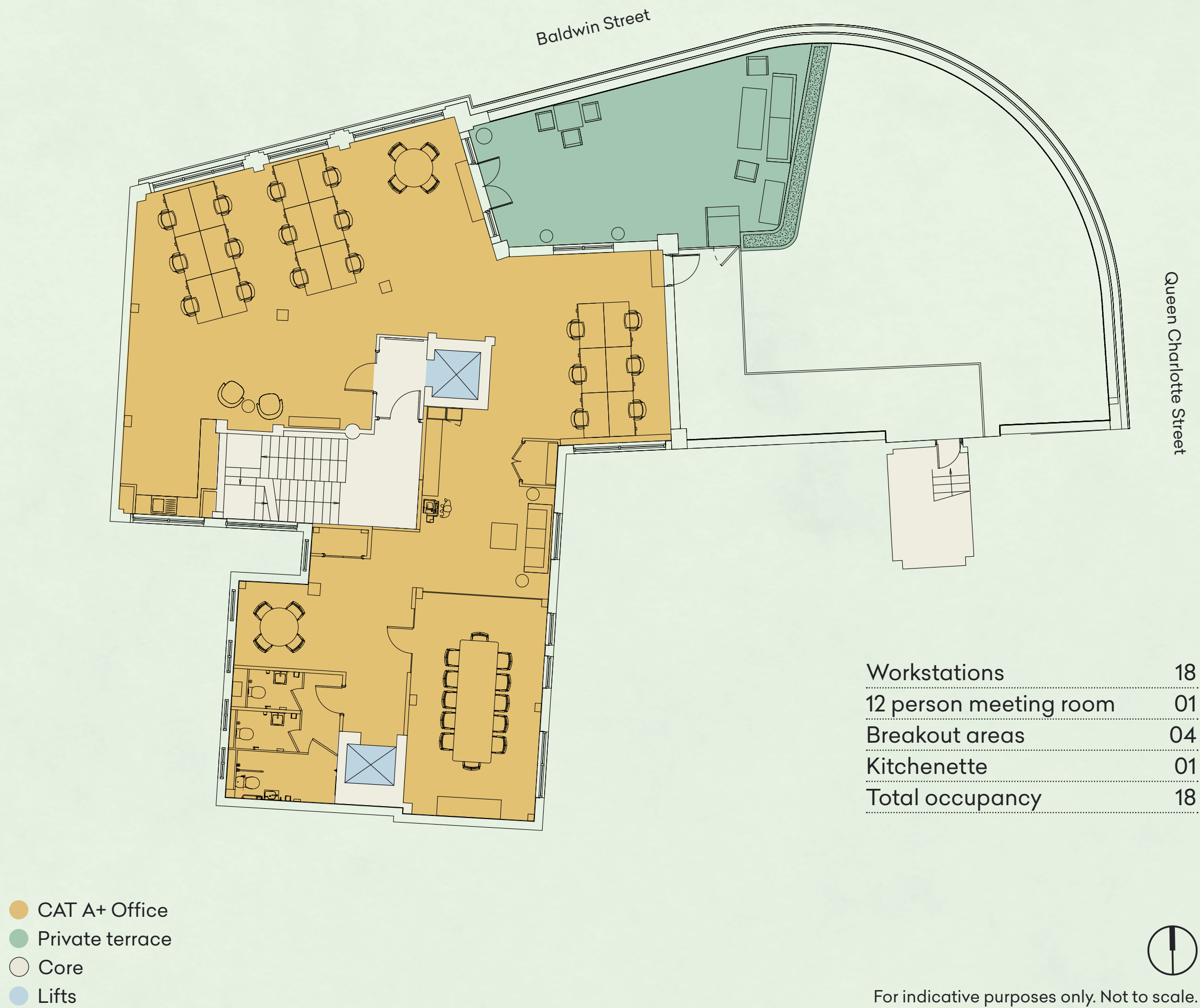


3rd floor CAT A+ space



6TH FLOOR – CAT A+

Office 2,088 sq ft / 194.0 sq m





6th floor terrace

A VIBRANT CITY LIFE.

Renowned for its social and leisure scene, Bristol offers a unrivalled mix of high street and independent amenities.

Whether it's for that morning coffee, meeting for lunch, a spot of retail therapy or a post work evening out, everything you need is within easy reach.



QUEEN SQUARE



BOCABAR



BRISTOL IS HOME TO
OVER 400 PARKS AND
GREEN SPACES



ST NICHOLAS MARKET
BOASTS AN EXCEPTIONAL
RANGE OF INDEPENDENT
RETAILERS



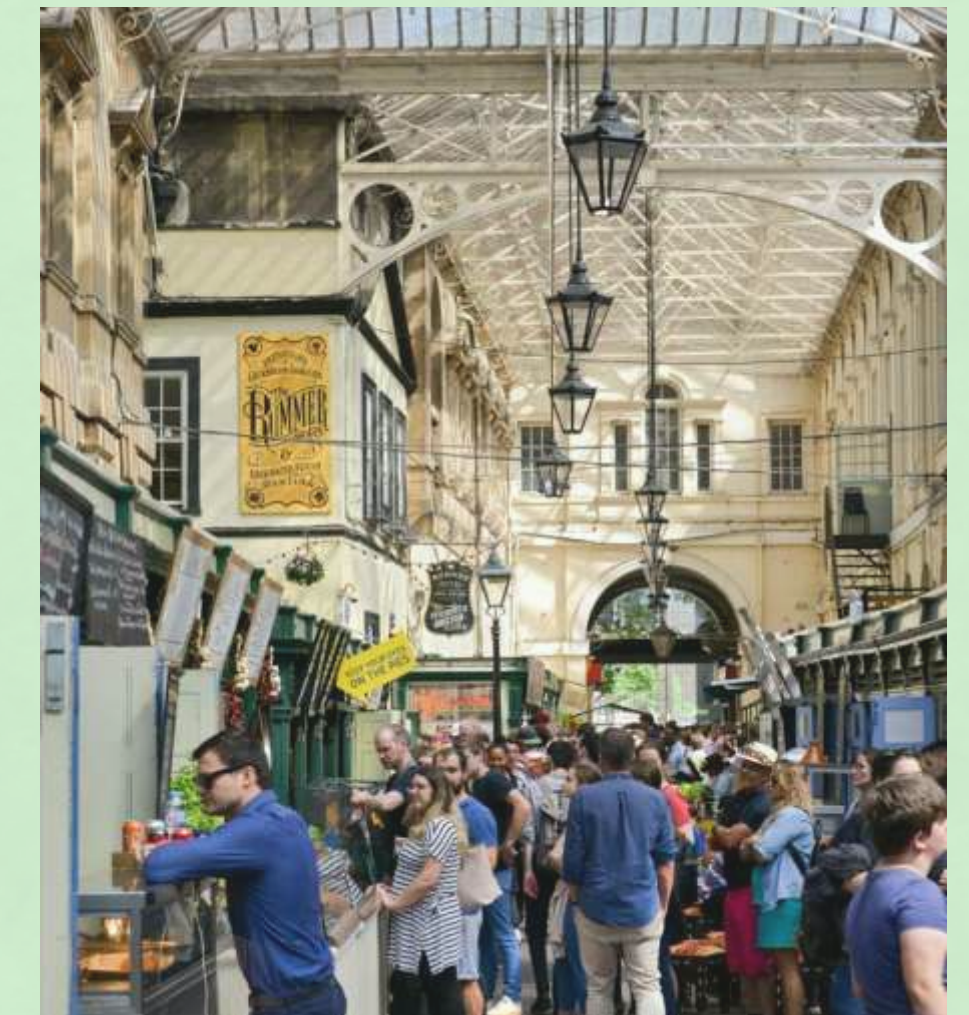
BARISTAS COFFEE COLLECTIVE



LEFT HANDED GIANT



KING STREET BREW HOUSE



ST NICHOLAS MARKET

IN GOOD COMPANY.

LOCAL AMENITIES

Bars + Restaurants

- 01 Adelina Yard
- 02 Casa
- 03 Chomp
- 04 Franco Manca
- 05 King Street Brew House
- 06 Left Handed Giant
- 07 The Granary
- 08 Boston Tea Party
- 09 Four Wise Monkeys
- 10 Root
- 11 Tare
- 12 The Apple

Coffee

- 13 Origin Coffee Roasters
- 14 Full Court Press
- 15 Playground Coffee House
- 16 Small Street Espresso
- 17 Spicer+Cole

Retail / Leisure

- 18 Ace & Tate
- 19 M&S
- 20 Bristol Hippodrome
- 21 Harvey Nichols
- 22 Whistles
- 23 PureGym
- 24 The Gym
- 25 Workout Harbourside
- 26 Luxe Fitness

Hotels

- 27 Bristol Harbour Hotel
- 28 Marriott Royal
- 29 Mercure Bristol Grand
- 30 Radisson Blu
- 31 The Bristol Hotel





FURTHER INFORMATION.

Terms

Upon application.

Viewings

Strictly the joint sole letting agents.

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TAYLORANDBOND.CO.UK

A development by:

CONSORTIA

DALESCo
INVESTMENT MANAGEMENT

Misrepresentations Act 1967: Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. September 2026.

Designed by **Cre8te** – 020 3468 5760 – cre8te.london