



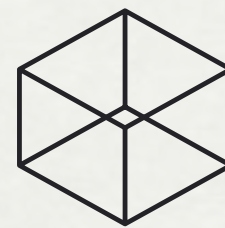
TAYLOR & BOND
BRISTOL



DESIGNED FOR WORK.

Welcome to Taylor & Bond, the outstanding 20,775 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 both private and communal roof terraces.



OPEN PLAN
OPTIONS

OR



FULLY FITTED
OPTIONS





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, including a lounge area with bar – perfect for events – as well as a multi-use wellness/reading room space.



SPECIFICATION.



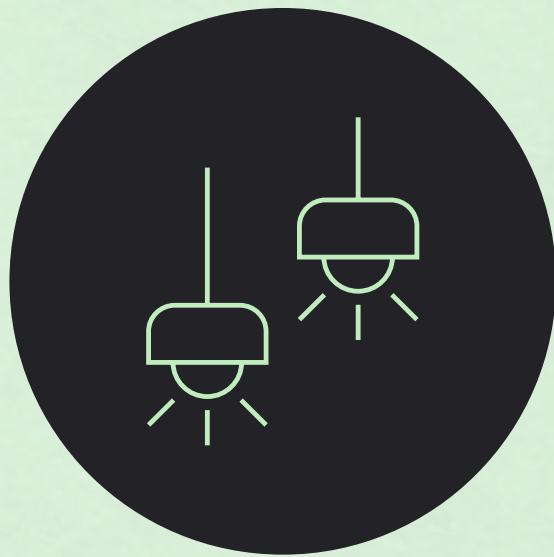
AVAILABLE OPEN PLAN
OR FULLY FITTED



VRF AIR
CONDITIONING



EXPOSED
SERVICES



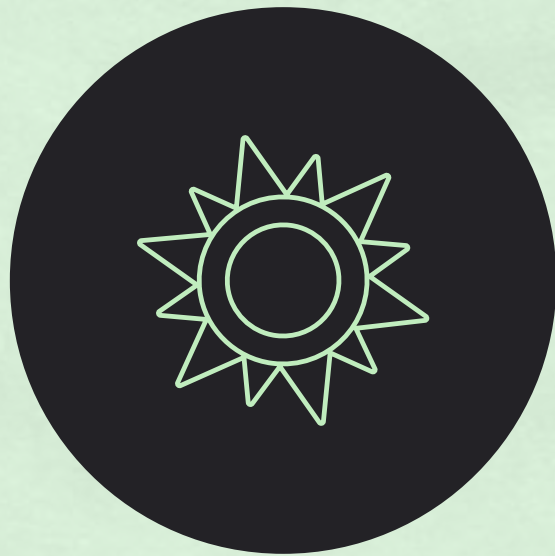
ADAPTIVE LED
LIGHTING



RAISED ACCESS
FLOOR



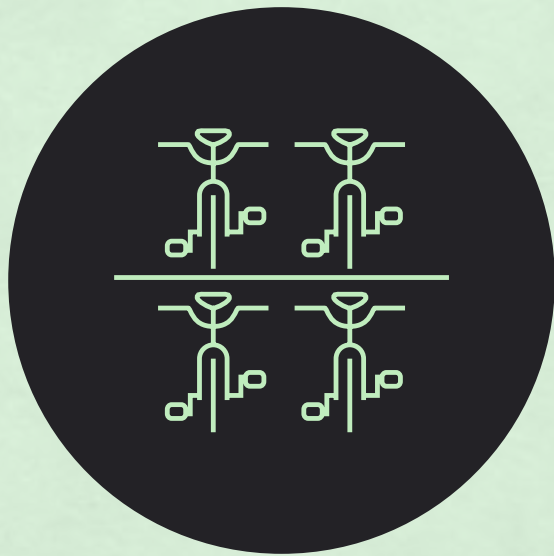
OPENABLE
WINDOWS



EXCELLENT
NATURAL LIGHT



2 X
PASSENGER LIFTS



52
CYCLE SPACES



DEDICATED
CYCLE RAMP



68
LOCKERS

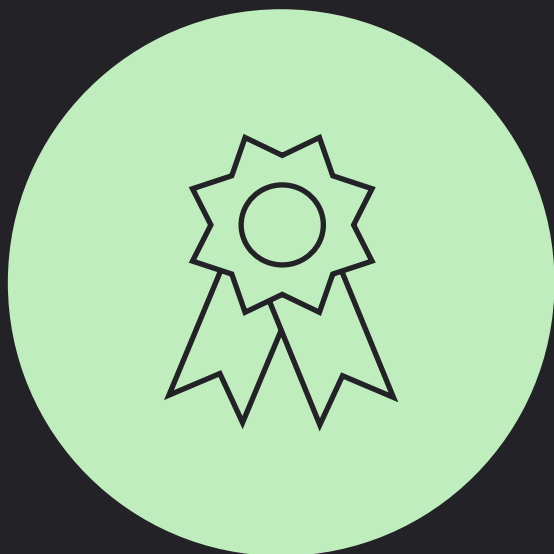


COMMUNAL
ROOF TERRACE

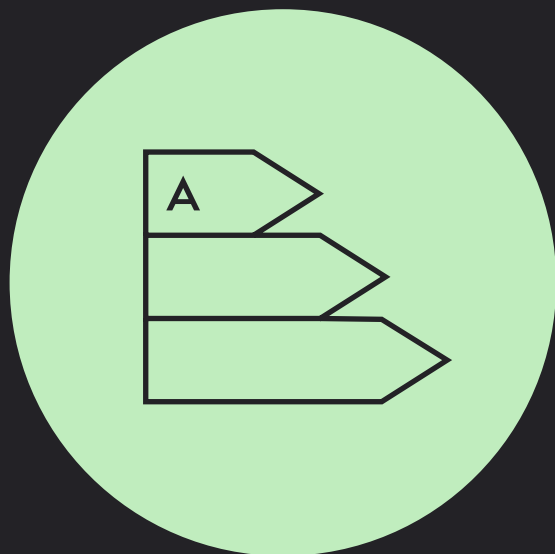
ESG & WELL-BEING.



TARGETING
WIREDSCORE PLATINUM



TARGETING
BREEAM EXCELLENT



TARGETING
EPC A



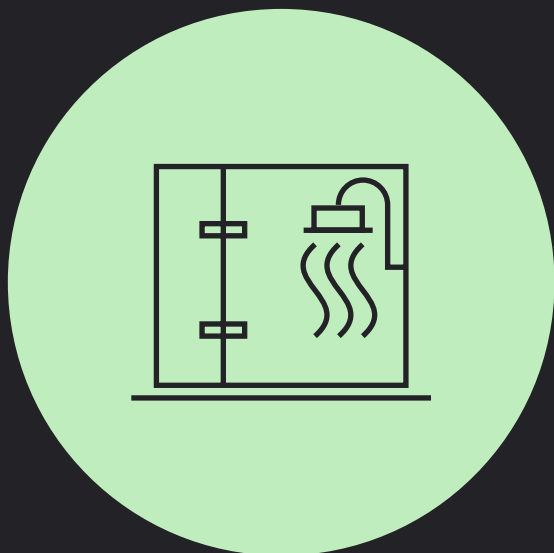
TARGETING
CYCLEHEART PLATINUM



ENHANCED
CONCIERGE SERVICES



TARGETING
ACTIVESCORE PLATINUM



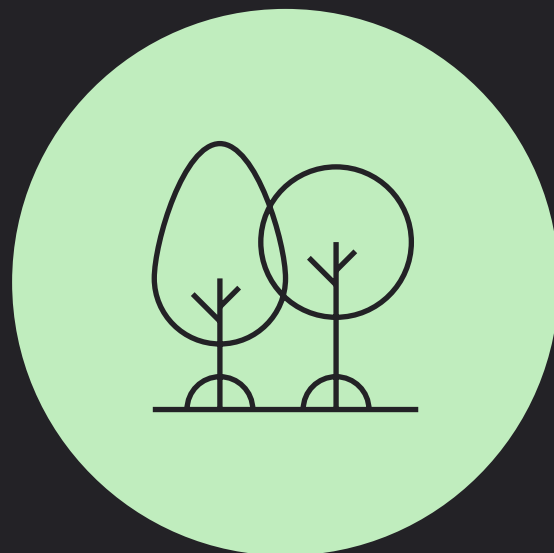
UNISEX & GENDER
NEUTRAL SHOWER /
CHANGING FACILITIES



READING ROOM
& EVENTS SPACE



MULTI-FUNCTIONAL
WELLNESS SPACE



OUTDOOR
SPACE



TAKE
A LOOK
AROUND...

Reception

Wellness lounge

CAT A Typical floor



Cat A+ Typical floor

Cat A+ typical floor kitchenette



Cat A+ 6th floor



6th floor roof terrace



Unisex changing facilities

^ WC
> Lockers
Cycle Parking

Bike store



ACCOMMODATION

FLOOR	USE	CONDITION	SQ FT	SQ M	
6th	Office A	Cat A+	990	92	AVAILABLE
	Terrace		-	-	
	Office B	Cat A+	840	78	
5th	Office	Cat A	3,789	352	AVAILABLE
4th	Office	Cat A	3,789	352	AVAILABLE
3rd	Office	Cat A+	3,789	352	AVAILABLE
2nd	Office			LET	LET
1st	Office			LET	LET
Ground	Reception		926	86	TAYLOR & BOND
	Lounge		797	74	
Basement	End of journey facilities		-	-	
Available Office Total			13,197	1,226	

Cat A+ office

Cat A office

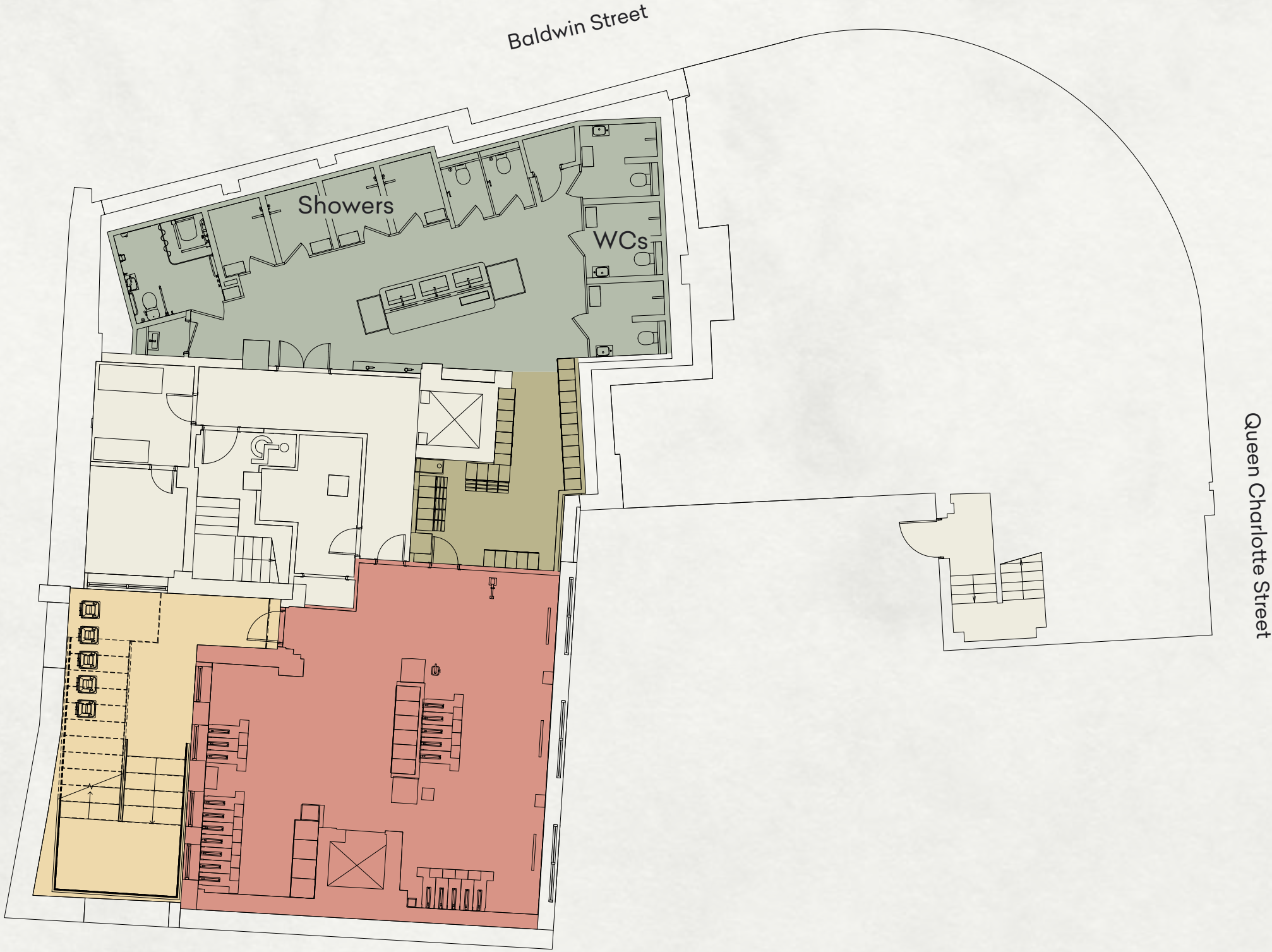
Terrace

Reception / lounge

End of trip facilities



LOWER GROUND



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

GROUND



- Reception
- Lounge / wellness space
- Bike ramp
- Core
- Retail

For indicative purposes only. Not to scale.





TYPICAL FLOOR (3RD / 4TH / 5TH)

Office 3,789 sq ft / 352 sq m



● Cat A Office
● Core

3RD FLOOR – CAT A+

Office 3,789 sq ft / 352 sq m



● Cat A+ Office
● Core

Workstations	36
10 person meeting room	01
6 person meeting room	01
Phone / quiet rooms	02
Kitchenette / breakout area	01
Reception / waiting area	01
Total occupancy	37



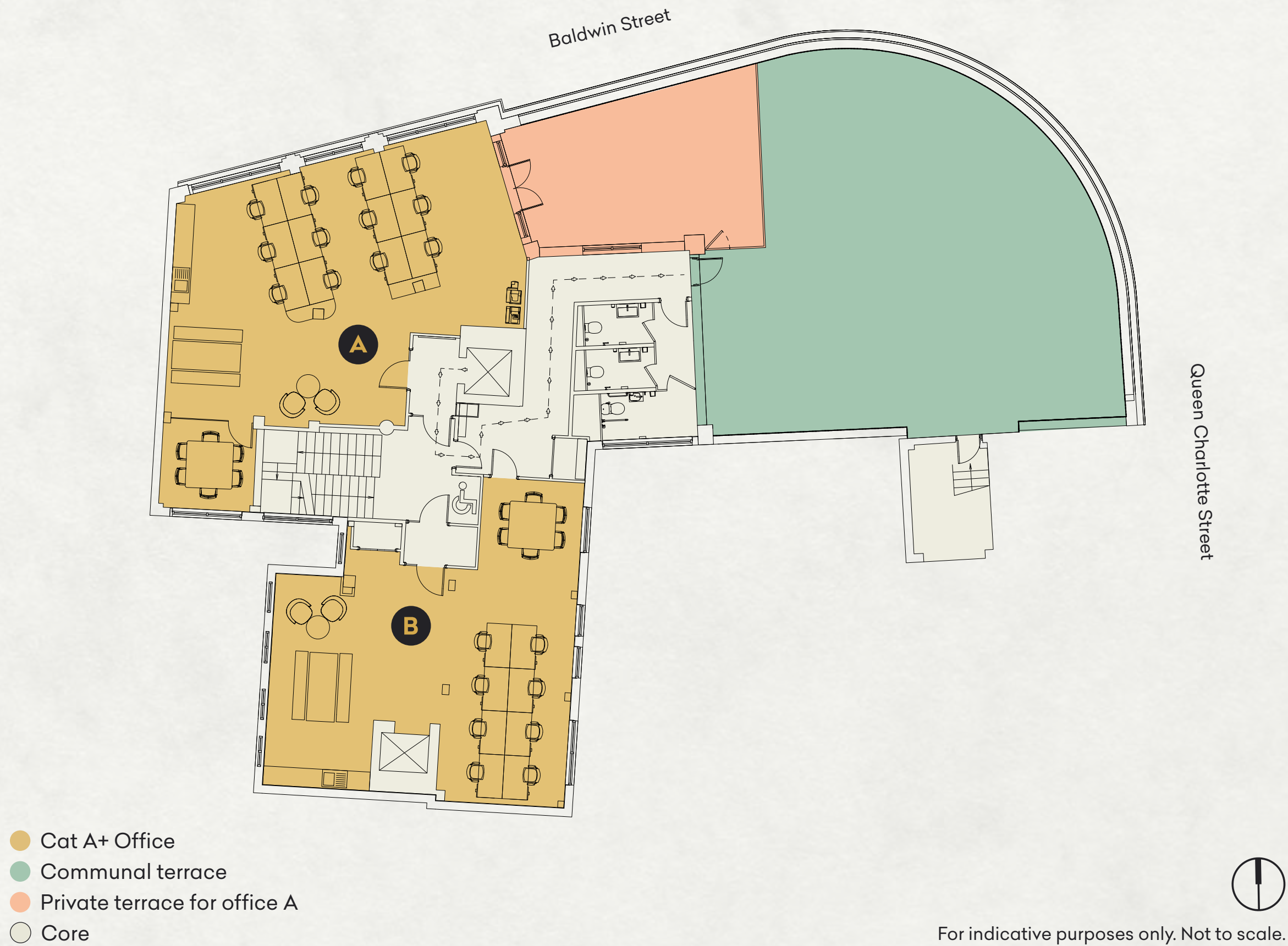
For indicative purposes only. Not to scale.



6TH FLOOR

Office A 990 sq ft / 92 sq m
Office B 840 sq ft / 78 sq m

Office A		Office B	
Workstations	12	Workstations	08
6 person meeting room	01	6 person meeting room	01
Kitchenette / breakout area	01	Kitchenette / breakout area	01
Waiting area	01	Waiting area	01
Total occupancy	12	Total occupancy	08



CAT A+ TYPICAL FLOOR KITCHENETTE

A VIBRANT CITY LIFE.

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

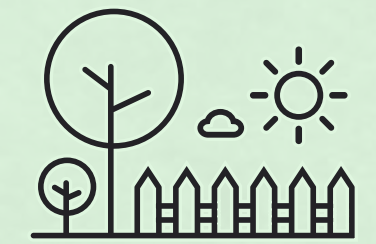
Whether it's for that morning coffee, meeting for lunch, a spot of retail therapy or a post work evening out, everything you need is within easy reach.



QUEEN'S SQUARE



BOCOBAR



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



BRISTOL OLD VIC



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 Apple
- 20 Cooshti
- 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.

Andy Smith
+44 (0) 7443 983 253
andy.smith@knightfrank.com

Julian Watts
+44 (0) 7949 690 889
julian.watts@avisonyoung.com

Polly Smart
+44 (0) 7929 673 626
polly.smart@knightfrank.com

Paul Williams
+44 (0) 7775 805 164
paul.williams@avisonyoung.com



TAYLORANDBOND.CO.UK

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. January 2025.
Designed by Cre8te – 020 3468 5760 – cre8te.london



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