



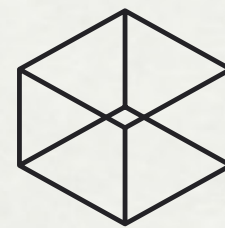
TAYLOR & BOND
BRISTOL



DESIGNED FOR WORK.

Welcome to Taylor & Bond, the outstanding 21,177 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.

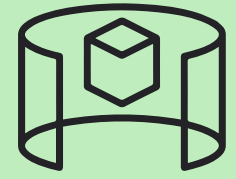


OPEN PLAN
OPTIONS

OR



FULLY FITTED
OPTIONS



View
360° tour



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



SPECIFICATION.



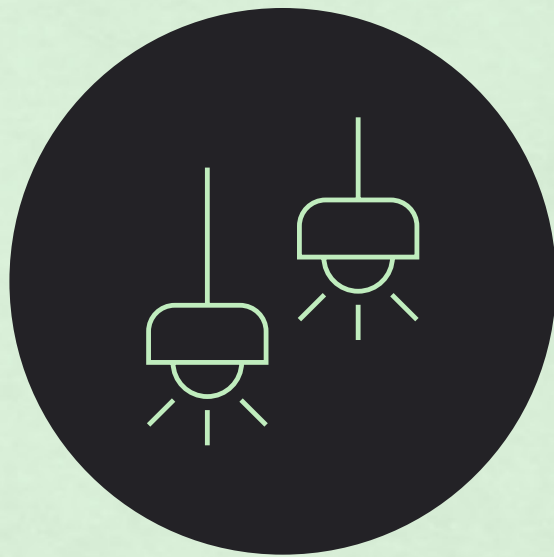
AVAILABLE OPEN PLAN
OR FULLY FITTED



VRF AIR
CONDITIONING



EXPOSED
SERVICES



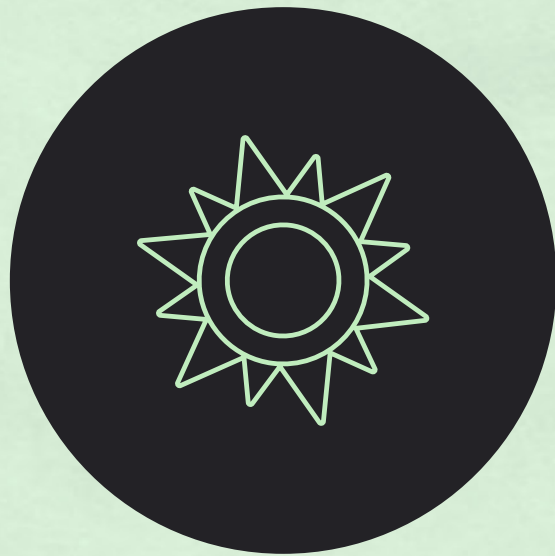
ADAPTIVE LED
LIGHTING



RAISED ACCESS
FLOOR



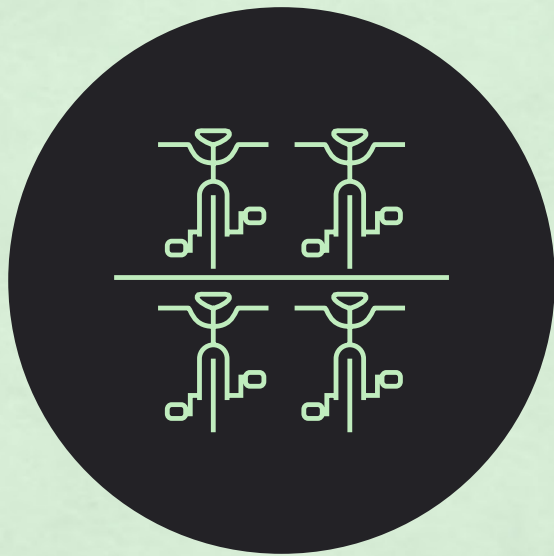
OPENABLE
WINDOWS



EXCELLENT
NATURAL LIGHT



2 X
PASSENGER LIFTS



59
CYCLE SPACES



DEDICATED
CYCLE RAMP



70
LOCKERS

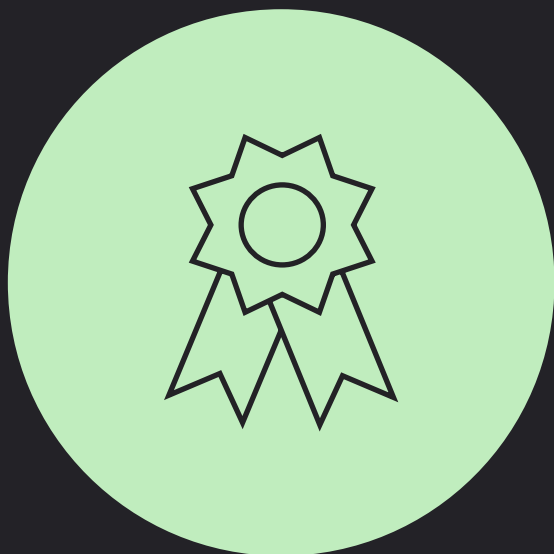


6TH FLOOR
TERRACE

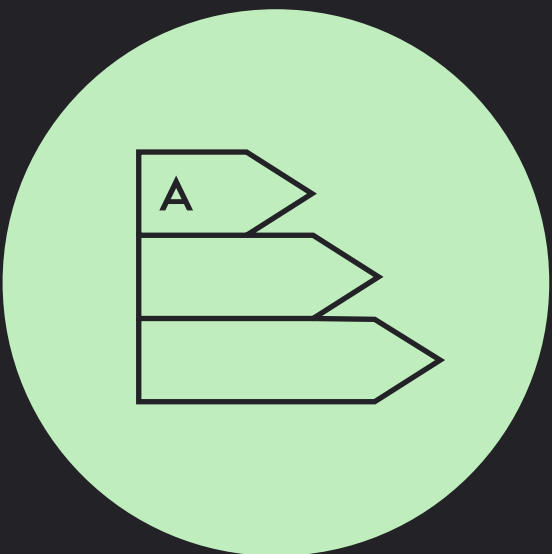
ESG & WELL-BEING.



TARGETING
WIREDSCORE PLATINUM



TARGETING
BREEAM EXCELLENT



TARGETING
EPC A



TARGETING
CYCLEHEART PLATINUM



TARGETING
ACTIVESCORE PLATINUM



ENHANCED
CONCIERGE SERVICES



UNISEX & GENDER
NEUTRAL SHOWER /
CHANGING FACILITIES



READING ROOM
& EVENTS SPACE



MULTI-FUNCTIONAL
WELLNESS SPACE



PRET ON THE
GROUND FLOOR



TAKE A LOOK AROUND...



Reception



Wellness lounge



CAT A typical floor



CAT A+ typical floor



CAT A+ typical floor kitchenette



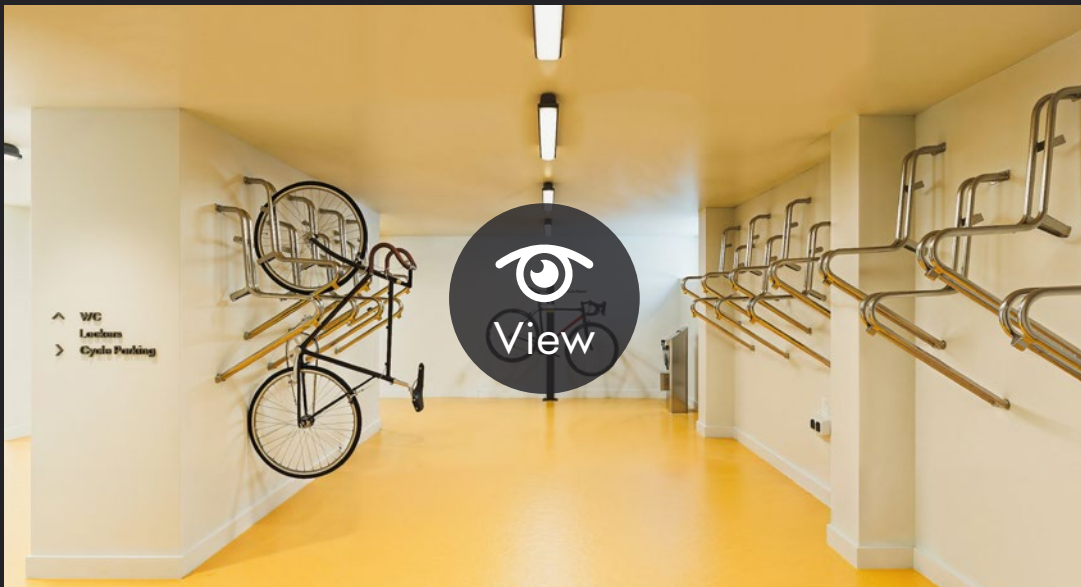
CAT A+ 6th floor



6th floor roof terrace



Unisex changing facilities



Bike store



CGI for indicative purposes only.



Reception



Wellness lounge

CAT A Typical floor



CGIs



Tour



Plan



CAT A+ Typical floor

CAT A+ typical floor kitchenette

CAT A+ 6th floor

Private roof terrace - 6th floor



Unisex changing facilities

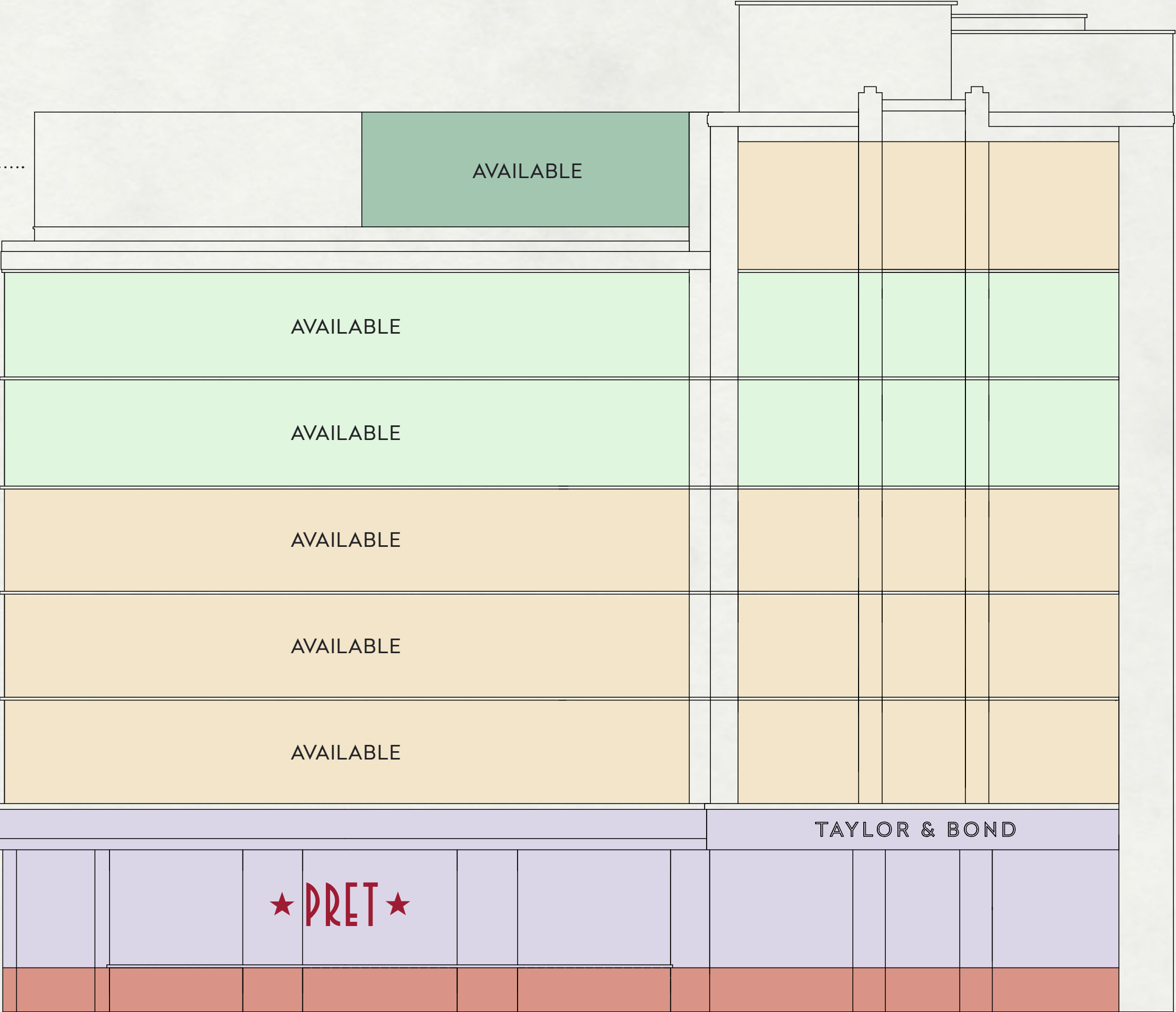
^ WC
Lockers
> Cycle Parking

Cycle store



ACCOMMODATION

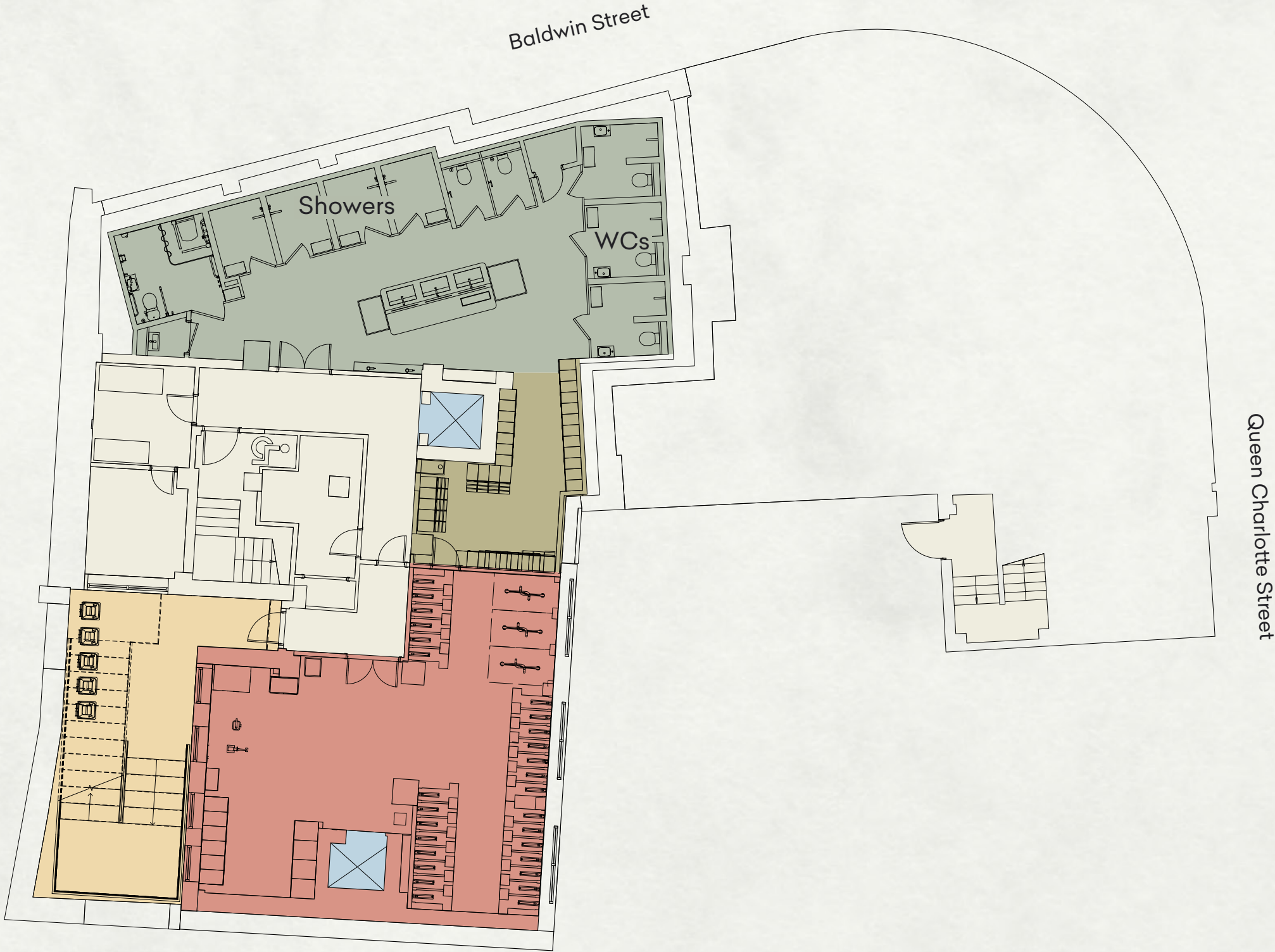
FLOOR	USE	CONDITION	SQ FT	SQ M
6th	Office A	CAT A+	2,102	195
	Terrace		571	53
5th	Office	CAT A	3,815	354
4th	Office	CAT A	3,815	354
3rd	Office	CAT A+	3,815	354
2nd	Office	CAT A+	3,815	354
1st	Office	CAT A+	3,815	354
Ground	Reception and Lounge		1,977	184
Lower Ground	End of journey facilities		2,063	192
Available Office Total			21,177	1,967



- CAT A+ office
- CAT A office
- Terrace
- Reception / lounge
- End of trip facilities

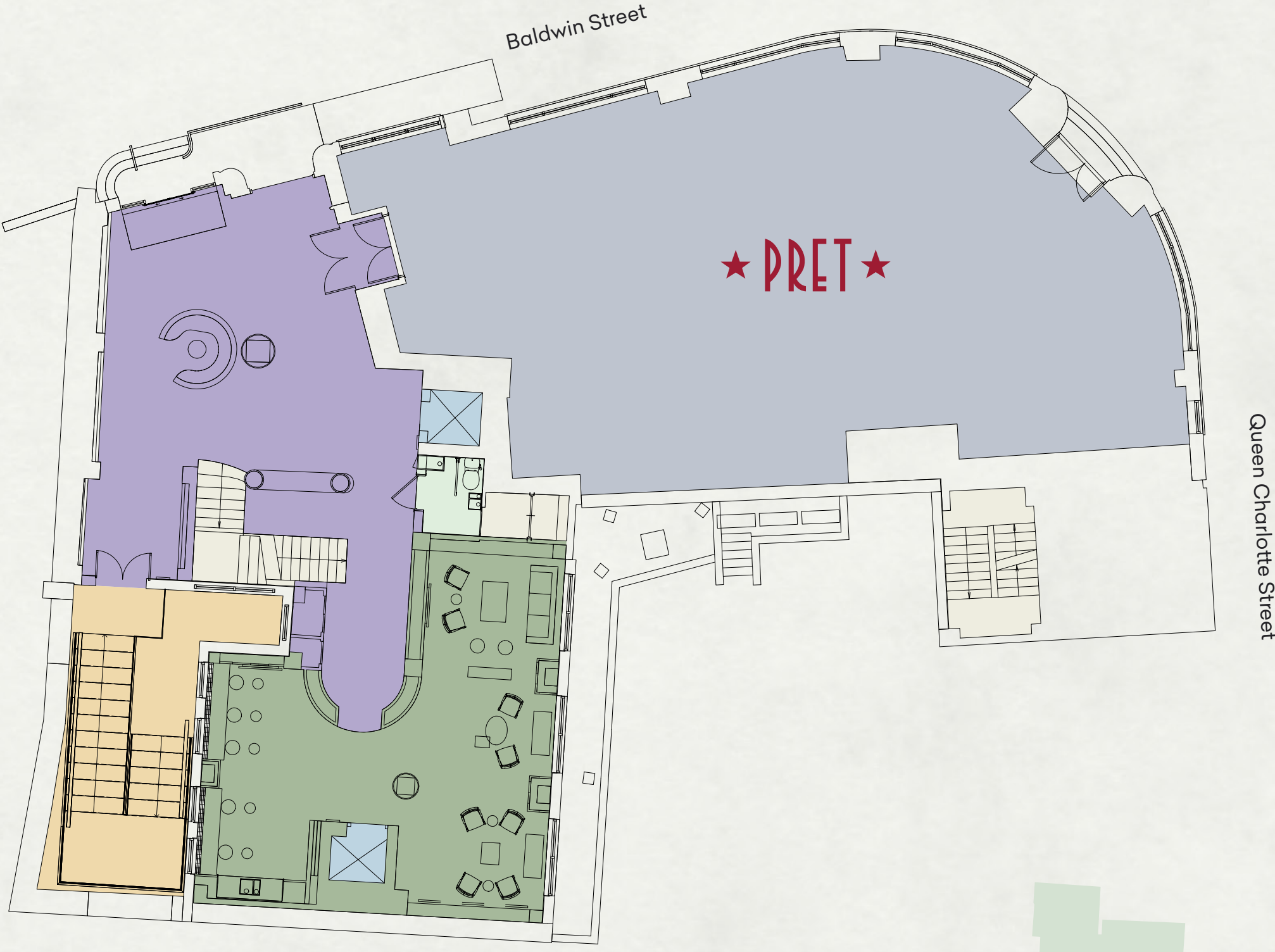


LOWER GROUND



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

GROUND



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

For indicative purposes only. Not to scale.





TYPICAL FLOOR (4TH / 5TH)

Office 3,815 sq ft / 354 sq m

1ST / 2ND / 3RD FLOOR – CAT A+

Office 3,815 sq ft / 354 sq m

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.

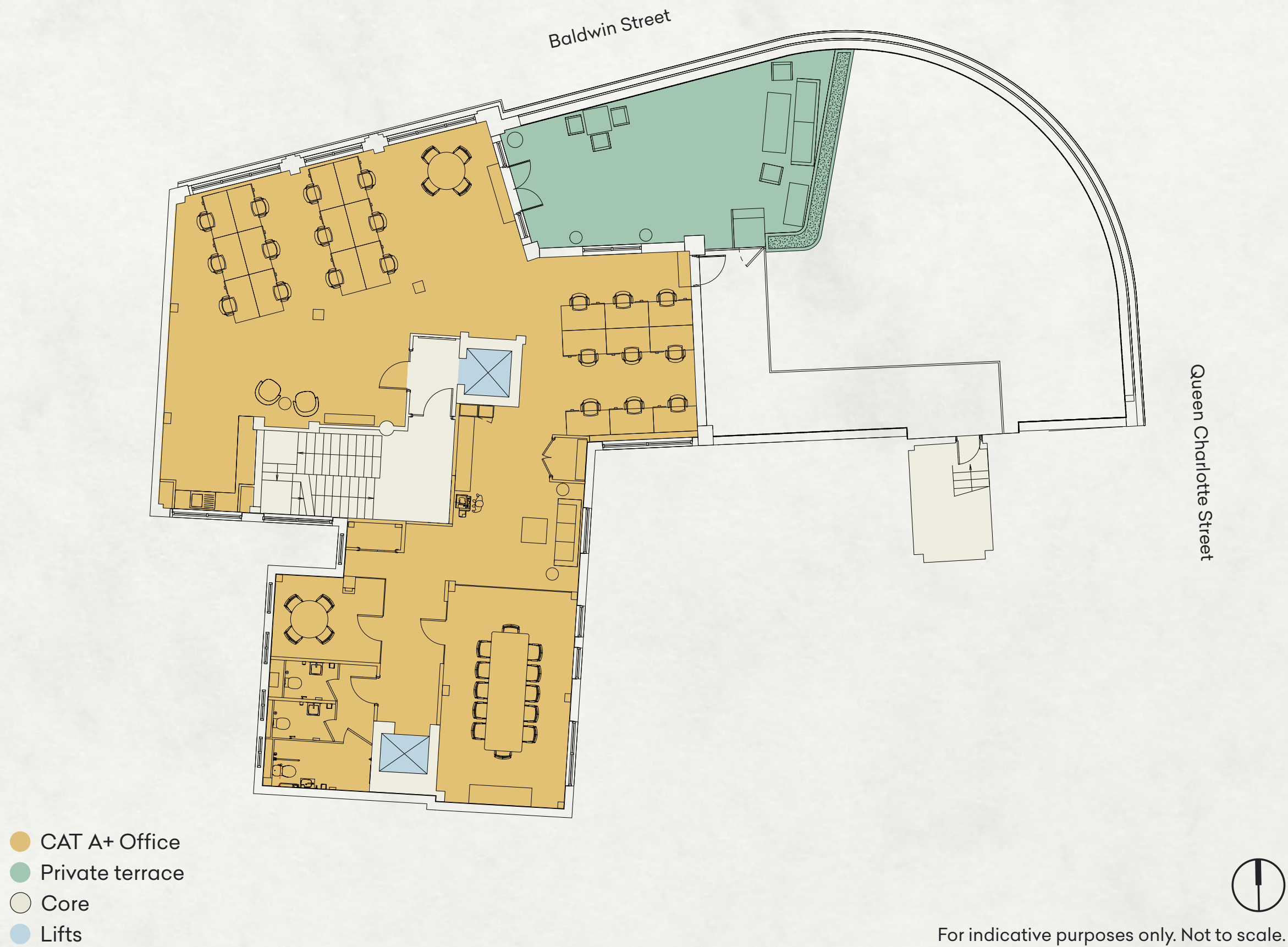




6TH FLOOR

Office 2,102 sq ft / 195 sq m

Workstations	21
12 person meeting room	01
4 person meeting room	01
Breakout areas	03
Kitchenette	01
Total occupancy	21



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.

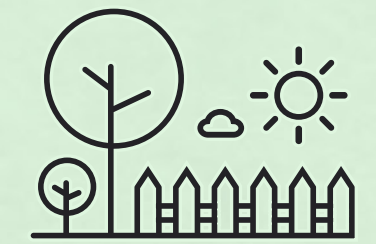
Whether it's for that morning coffee, meeting for lunch, a spot of retail therapy or a post work evening out, everything you need is within easy reach.



QUEEN 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

Nicholas Jones
+44 (0) 7962 336 078
nicholas.jones@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. November 2025.
Designed by Cre8te – 020 3468 5760 – cre8te.london



A development by:

CONSORTIA