



WHITEFRIARS
BRISTOL | BSI 2NT



FRIARS

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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 1,500 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 offers a wide range of facilities including an on-site gymnasium, a café and excellent conference facilities as well as an excellent car parking ratio of 1:600 sq ft.



LOCATION

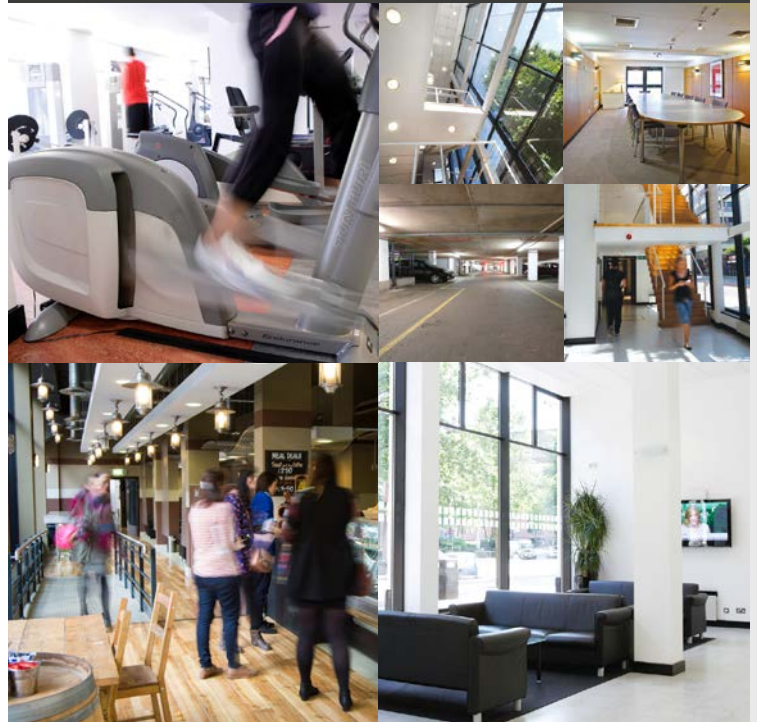
Situated in the heart of Bristol City Centre, this landmark building is conveniently located very close to Bristol Bus and Coach Station, offering staff easy access to their work.

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.

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.



FACILITIES

One of the first offices in Bristol to install Virgin Multi-Tenant MIA, enabling excellent connectivity with a 22-day lead time to get new tenants hooked up.

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.

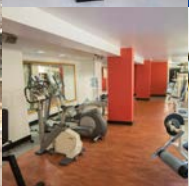
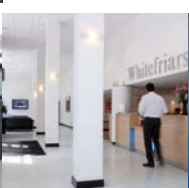
The mezzanine meeting area with conference rooms and facilities are available to all occupiers. Operated by the on-site management, this enables occupiers to have additional flexible meeting space as it is required.

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.

AMENITIES

Located in the heart of Bristol City Centre, Whitefriars is conveniently located within close proximity to a range of amenities:

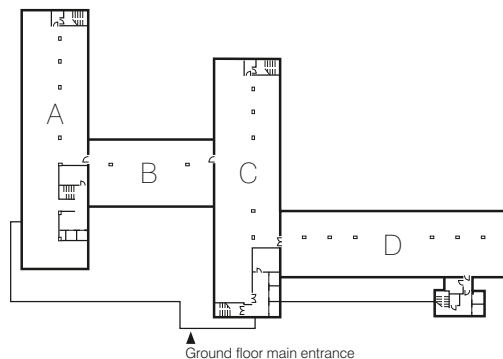
- Cabot Circus
- Bristol Bus and Coach Station
- Broadmead Shopping Centre
- Temple Meads Railway Station
- Harbourside
- Car Parking



SPECIFICATION

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

- Comfort cooling available
- Perimeter trunking
- Recessed lighting
- New passenger lifts
- Secure on-site car parking - 1:600 sq ft
- Secure cycle storage
- On-site café
- On-site gym with locker and shower facilities
- 24 hour access
- Dedicated on-site reception staff
- Male / female and disabled WC facilities
- Meeting rooms and conference facilities
- EPC Rating E – 124



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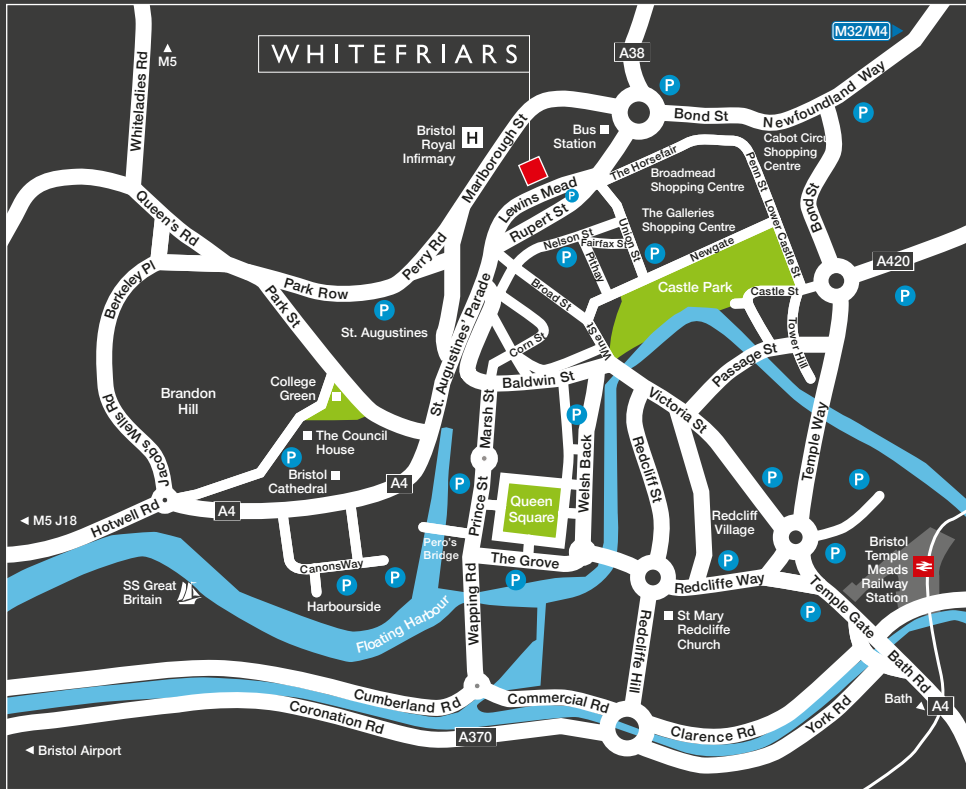
BRISTOL | BSI 2NT

TO LET

2nd Floor – Suite A
1,492 sq ft

6th Floor – Suite B
3,103 sq ft





WHITEFRIARS

BRISTOL | BS1 2NT

**BURSTON
COOK**
0117 934 9977

JLL
0117 927 6691
jll.co.uk/property

**Hartnell
TaylorCook**
0117 923 9234
htc.uk.com

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 HD2099 07/19