

FERMENTATION BUILDING

FINZELS REACH, BRISTOL BS1 6JQ



TO LET: 1st Floor

3,370 SQ FT

313 SQ M

- Historic building redeveloped in 2019 to provide Grade A office space
- High specification office with strong sustainability credentials
- Prime location in Finzels Reach overlooking the Harbour

savills

FERMENTATION BUILDING

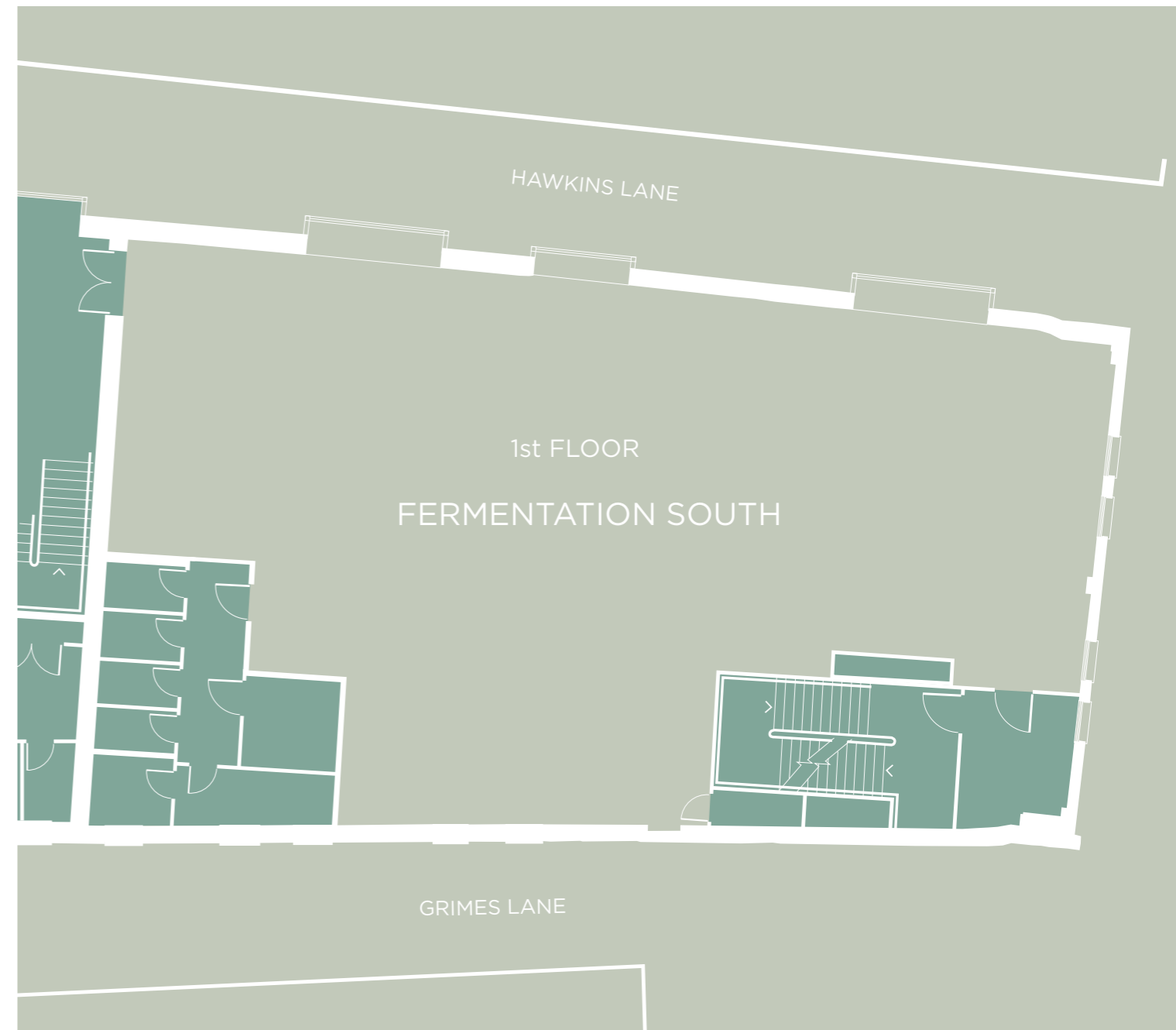
FINZELS REACH, BRISTOL BS1 6JQ

FINZELS REACH IS WIDELY REGARDED AS ONE OF THE MOST EXCITING AND SUCCESSFUL MIXED USE SCHEMES IN THE SOUTH WEST.

With a range of high quality offices, 430 apartments, a 168 bed hotel, a weekly street market and a range of cafes and bars, Finzels Reach is a buzzing, thriving community in its own right.

Set between Castle Bridge and Temple Cross, the Fermentation Building sit at the heart of the scheme with outstanding pedestrian and cycle access to Cabot Circus, Temple Meads station and the City's key amenities.

Following significant lettings to Channel 4, Outlaw Design Agency and Historic England, there is only one remaining suite in this unique office building.



Local occupiers include:

- BBC Studios
- Channel 4
- Gorilla Post Production (part of ITV Studios)
- EDF Energy
- Barclays Bank
- Osbourne Clarke LLP
- Dyson
- Deloitte LLP
- Left Handed Giant Brewery
- Boca Bar

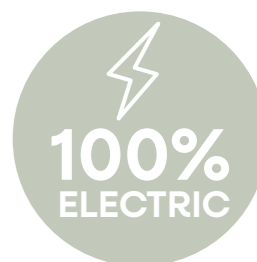


1st Floor	Area (Sq m)	Area (Sq ft)	Car Parking
Office Space	313.00	3,370.00	1

Fermentation Overview

Combining original features with contemporary finishes, the Fermentation Building exude character.

This historic building provides outstanding characterful offices with strong sustainability credentials.



BRINGING HISTORY TO LIFE



- 1. Outside at Bocabar
- 2. 1st Floor interior
- 3. Hawkins Lane entrance

- 4. 1st Floor interior
- 5. Left Handed Giant
- 6. Fermentation Building

- 7. Castle Park
- 8. 1st Floor interior
- 9. 1st Floor interior



SUITABLE FOR 20 - 50 DESKS



DESIGNATED CYCLE SPACES



PENDENT LED LIGHTING



EXPOSED BRICKWORK WALLS



1x CAR PARKING SPACE



EXPOSED DUCTWORK VRF AIR CONDITIONING



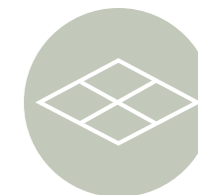
CAFES, BARS & FOOD MARKET NEARBY



EXTENSIVE SHOWER FACILITIES



PASSENGER LIFT



FULLY ACCESS RAISED FLOORS



Temple Meads	13 mins
Bristol Bus Station	13 mins
Bristol Ferry	2 mins
Galleries Car Park	7 mins



London	1 hr 45 mins
Cardiff	48 mins
Birmingham	1 hr 35 mins
Exeter	1 hr 17 mins

TENURE

The office is available to let as a whole on a new lease direct from the Landlord.

QUOTING RENT

Upon application to the sole agents.

BUSINESS RATES

Rateable Value for 2024 /25:
£92,500 per annum.

Rates Payable: £50,005 per annum
(£14.84 per sq ft).

We recommend all interested parties contact the local authority to confirm the exact rating liability on the office suite.

EPC

EPC B36

VAT

All figures quoted are exclusive of VAT

USE

Use Class E commercial
(formerly B1 Offices).

LEGAL COSTS

Each party to be responsible for their own legal and professional fees incurred in the transaction.

Savills, their clients any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
September 2024. Design: www.qubedesign.com

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