



# PORTWALL PLACE

A NEW ERA FOR THE BRISTOL OFFICE MARKET

**Portwall Place**  
Redefining Bristol's workspace...



**...with a major office repositioning offering  
up to 150,000 Sq Ft in the heart of Bristol**



A generous new reception to welcome your clients and colleagues



# LET US TAKE YOU ON A JOURNEY...

**PORTWALL PLACE** | Amenity-rich reception space

We are transforming and repositioning an existing iconic building into a modern, contemporary workplace. The next generation of Portwall Place will provide comfortable and welcoming spaces to work, interact and collaborate.

The floors have been redesigned to offer beautiful terrace spaces with spectacular views over Bristol's floating Harbour. From the moment you arrive, every element of your experience has been considered to provide a best-in-class experience.

# Why choose **Portwall Place**?



Best **transport connectivity** in Bristol – only 3 mins to Temple Meads, market leading car parking provision and the best cycle facilities in Bristol.



Creation of Bristol's **largest roof terrace**.



**Largest floorplates** in Bristol.



Provision of **market-leading amenity** provision including café, gym and communal workspace.



Repositioned as a **100% all-electric building** to satisfy investor and occupier ESG requirements.



**Carbon Saving** The calculated saving for upfront (embodied) carbon for Portwall Place's refurbishment versus new build, is 75%.



Bleacher seating within the Atria with built-in presentation facilities

Reception Café

Business Lounge on Level One

Bookable communal Meeting Rooms and Conference Facility

Health And Fitness Suite

4,000 Sq Ft Rooftop Pavilion and Terrace

Over 7,600 Sq Ft of Terrace spaces

262 space Cycle Store

89 Car Parking spaces

End of Trip Towel Service



# WITH OCCUPIER WELLBEING AT ITS CORE...

Portwall Place offers outstanding onsite amenities to promote productivity and wellbeing.

# Onsite Amenities



Generous communal Business Lounge  
with bookable Meeting Rooms





South facing rooftop Pavilion and Terrace with fantastic City Centre views over St Mary Redcliffe, the Floating Harbour and the Mendip Hills beyond



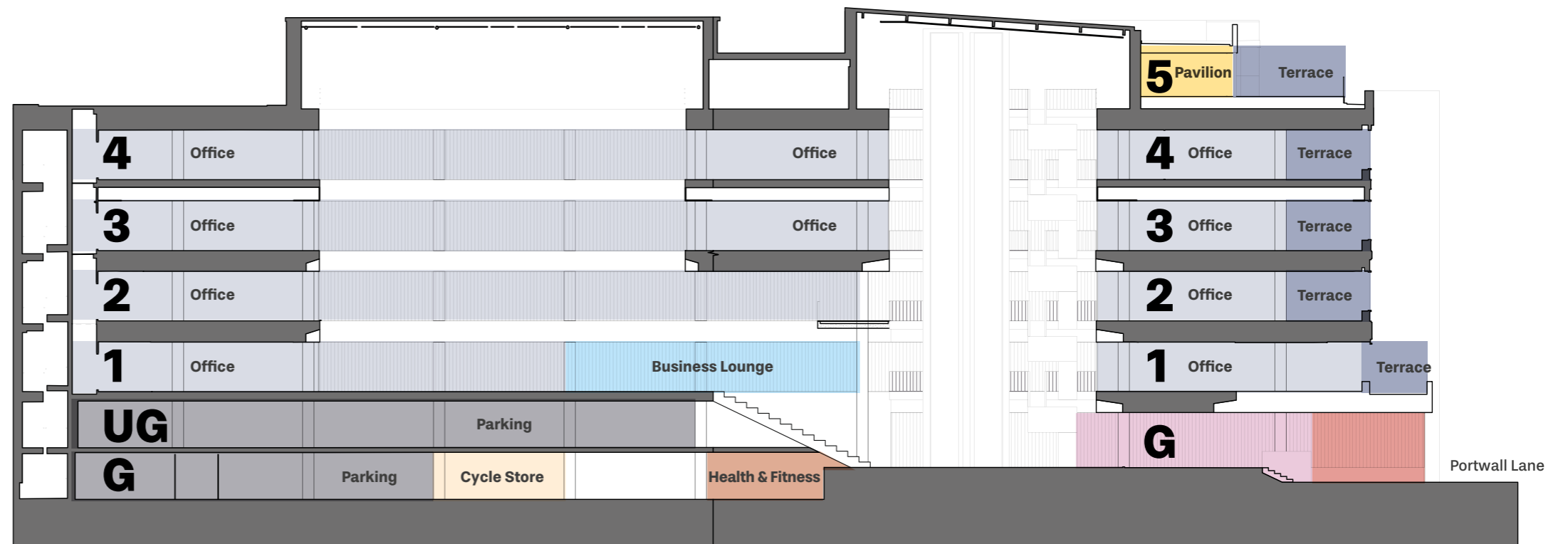
Bristol's largest communal roof terrace affords the option for staff to relax in open air surroundings or occupiers to host external events all year round.

**PORTWALL PLACE** | 4,000 Sq Ft external shared terrace and covered seating



# PUTTING OCCUPIERS FIRST...

Floor	Use	Sq Ft (NIA)
<b>Fifth Floor</b>	Communal External Terrace Pavilion	4,219 Sq Ft 861 Sq Ft
<b>Fourth Floor</b>	Office External Terraces	32,152 Sq Ft 3,128 Sq Ft
<b>Third Floor</b>	Office External Terrace	38,244 Sq Ft 108 Sq Ft
<b>Second Floor</b>	Office External Terrace	37,200 Sq Ft 108 Sq Ft
<b>First Floor</b>	Office External Terrace	34,940 Sq Ft 129 Sq Ft
<b>Upper Ground Floor</b>	Parking	47 Parking spaces
<b>Ground Floor</b>	Office Cycle Store Parking Health & Fitness Suite Reception Area & Café	8,851 Sq Ft 262 Spaces 42 Parking spaces 1,076 Sq Ft





## Portwall Place

A bespoke entrance and signage opportunity





# WITH FLEXIBLE, EFFICIENT FLOORPLATES...

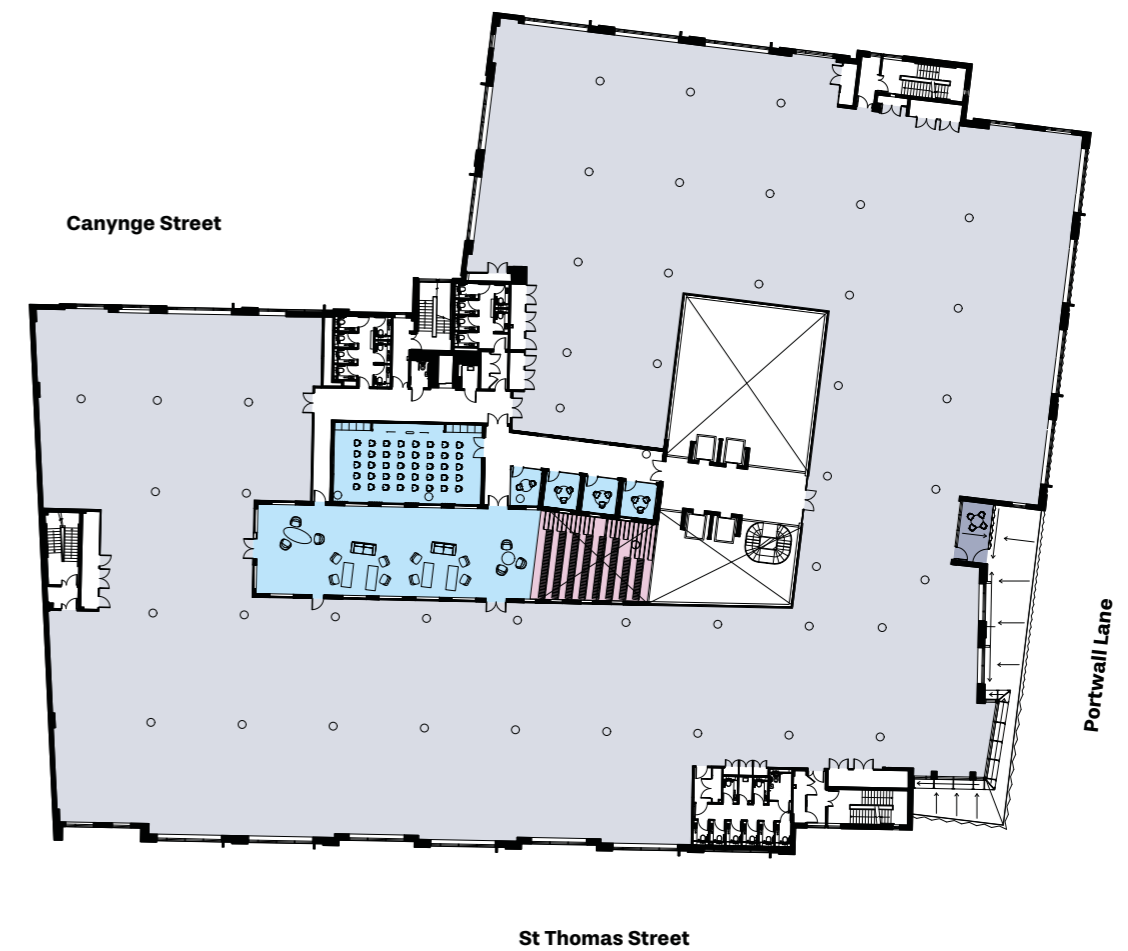
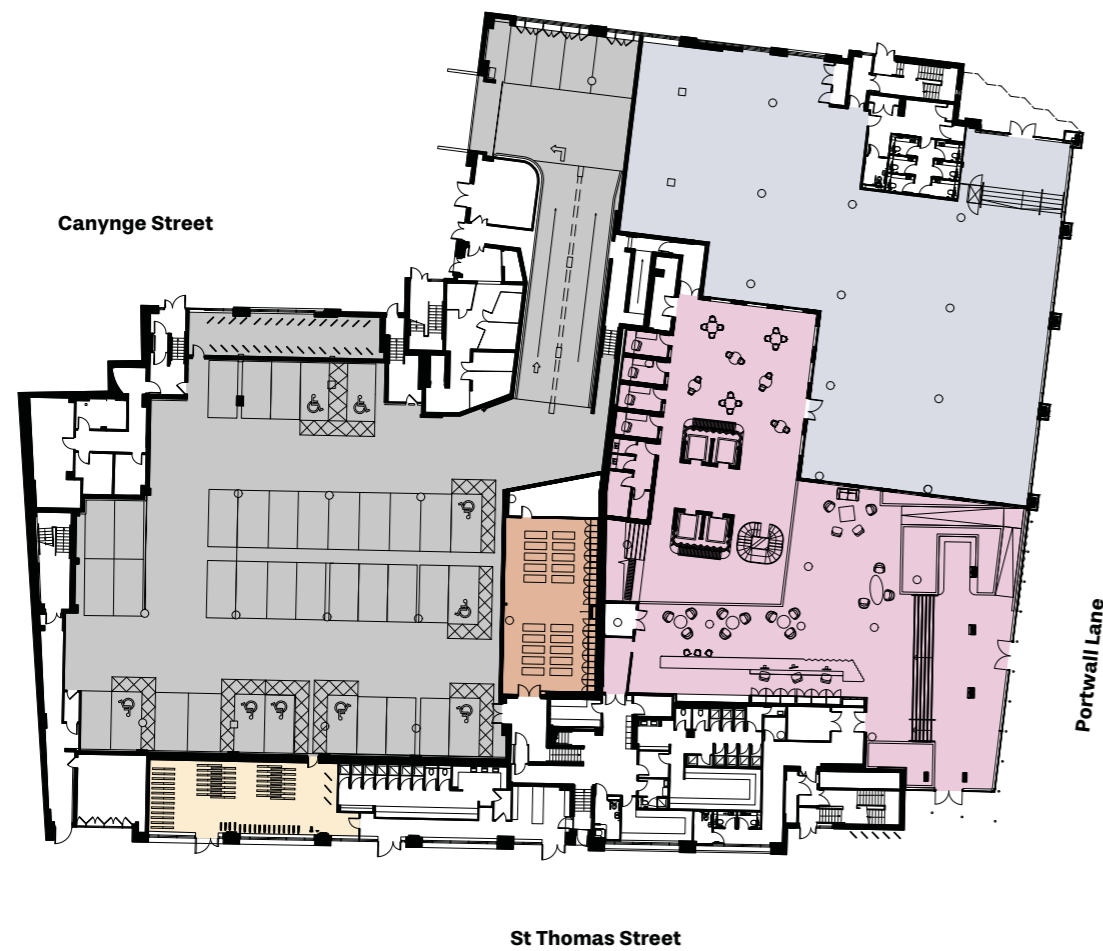


## Ground Floor

Office	8,851 Sq Ft (822 Sq M)
Reception & Café	2,691 Sq Ft (250 Sq M)
Health & Fitness Suite	1,076 Sq Ft (100 Sq M)
Parking	89 Spaces
Cycle Store	262 Spaces
Showers	16
Lockers	262

## First Floor

Office	34,940 Sq Ft (3,246 Sq M)
Business Lounge	1,776 Sq Ft (165 Sq M)
External Terrace	129 Sq Ft (12 Sq M)
Bleacher Seating	





We will work with your business to ensure that your workspace is customised to your specific needs

Up to **346** staff members can be accommodated on a typical floor



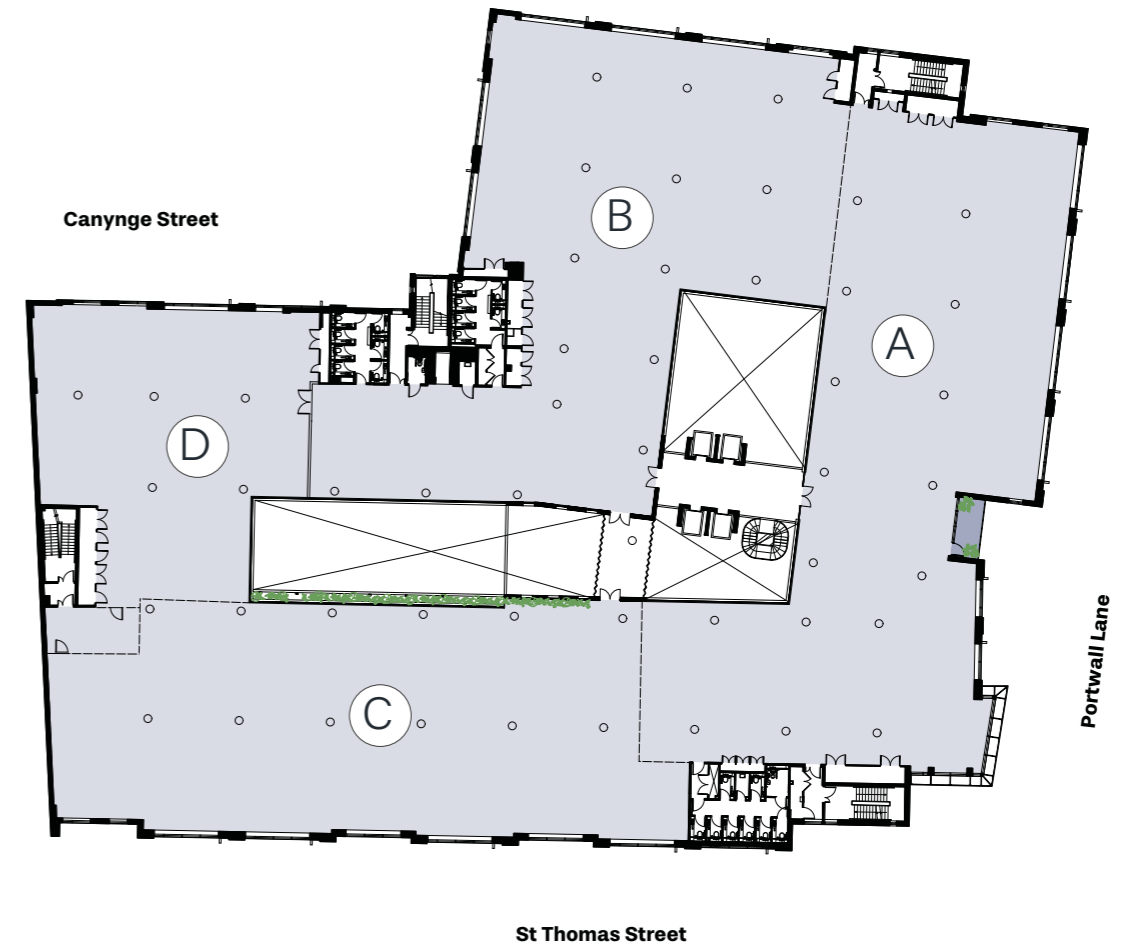
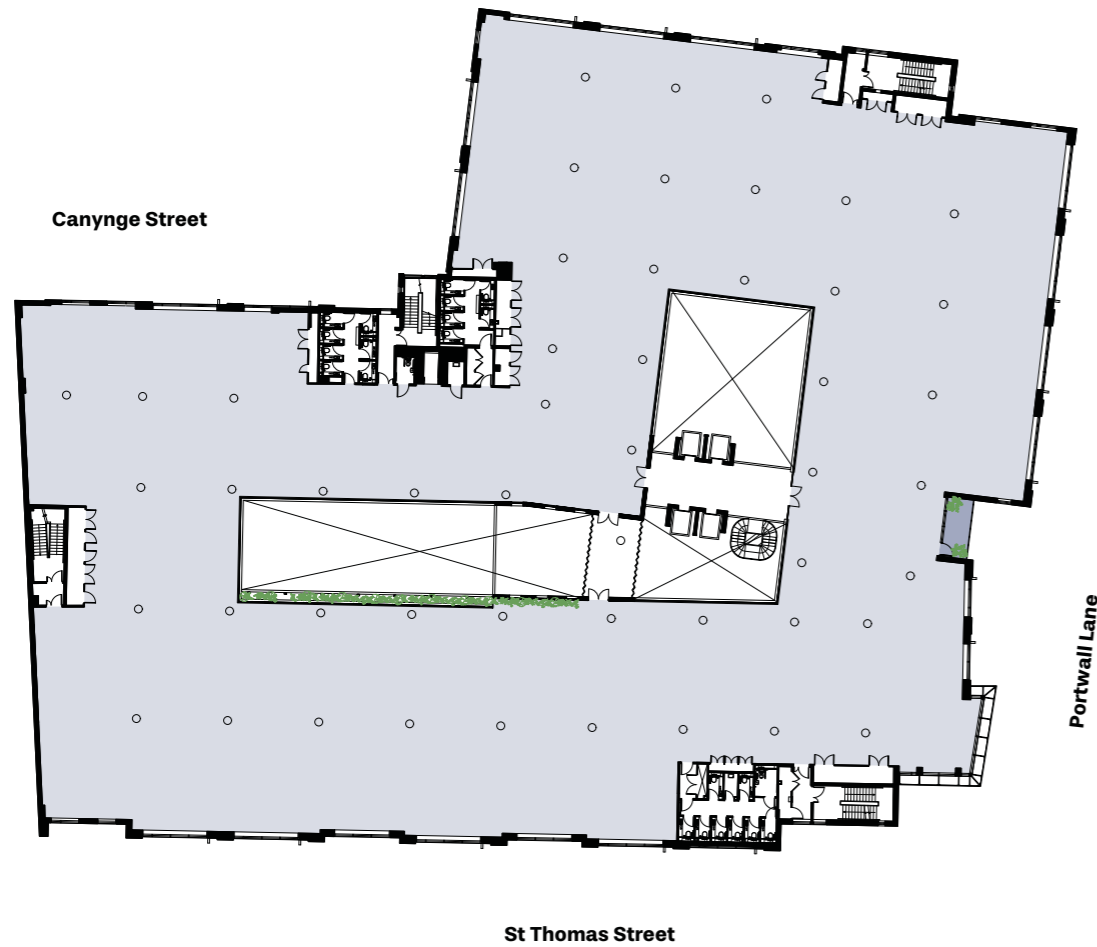
**Second / Third Floor (single tenant)**

Office	37,200 Sq Ft (3,456 Sq M)
External Terraces	108 Sq Ft (10 Sq M)

**Second / Third Floor**

**(showing 4 way potential tenancy split)**

Office	37,200 Sq Ft (3,456 Sq M)
Suite A	11,130 Sq Ft (1,034 Sq M)
Suite B	8,073 Sq Ft (750 Sq M)
Suite C	9,967 Sq Ft (926 Sq M)
Suite D	6,814 Sq Ft (633 Sq M)
External Terrace	108 Sq Ft (10 Sq M)



We will work with your business to ensure that your workspace is customised to your specific needs

Bristol's **LARGEST communal roof terrace**

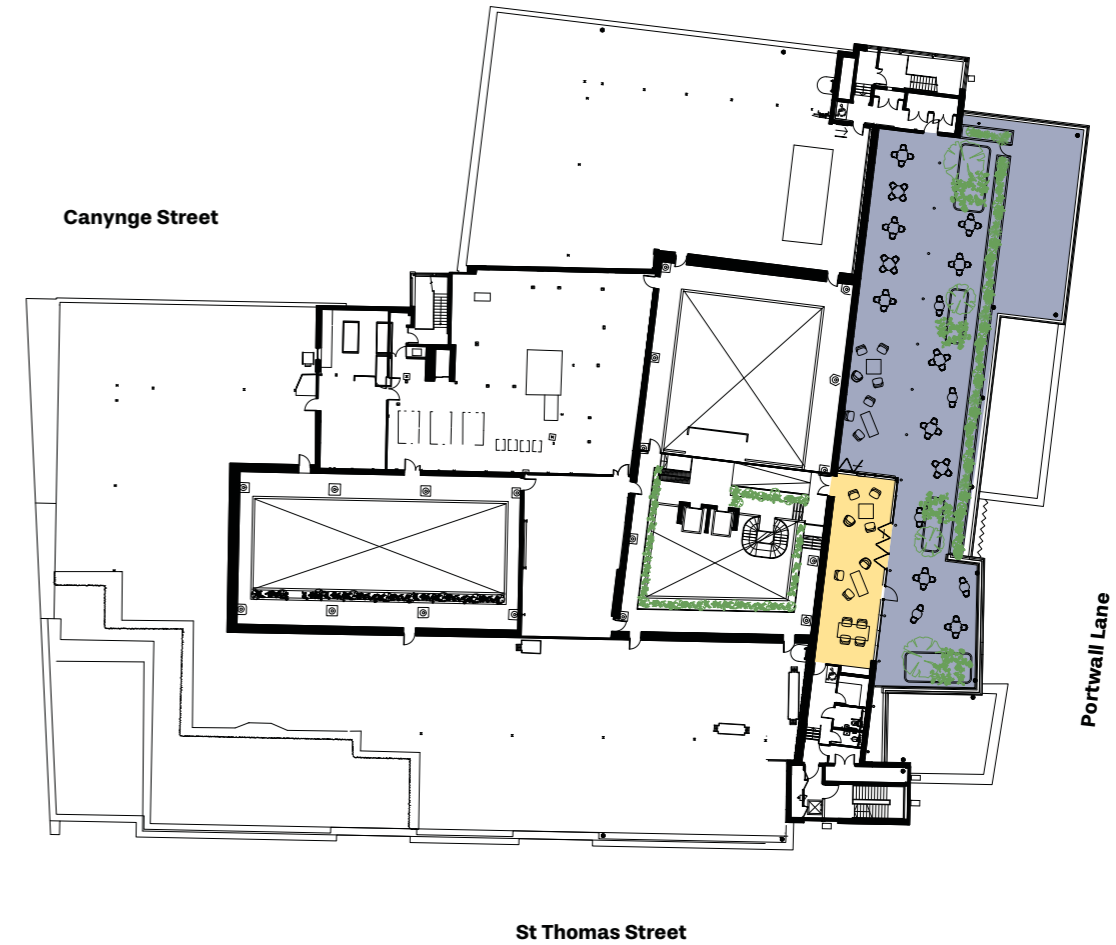
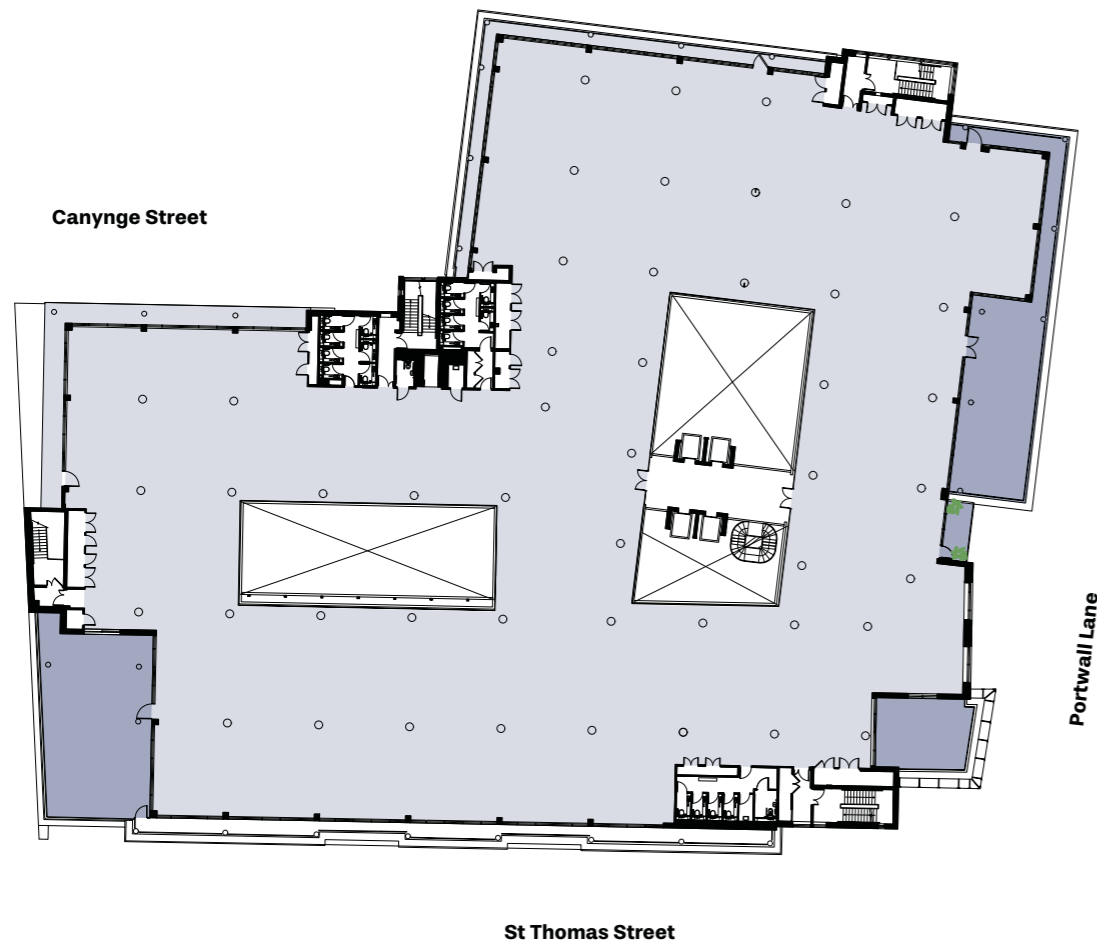


**Fourth Floor**

○ Office	32,152 Sq Ft (2,987 Sq M)
● External Terraces	3,128 Sq Ft (291 Sq M)

**Fifth Floor**

● Pavilion	861 Sq Ft (80 Sq M)
● External Terrace	4,219 Sq Ft (392 Sq M)



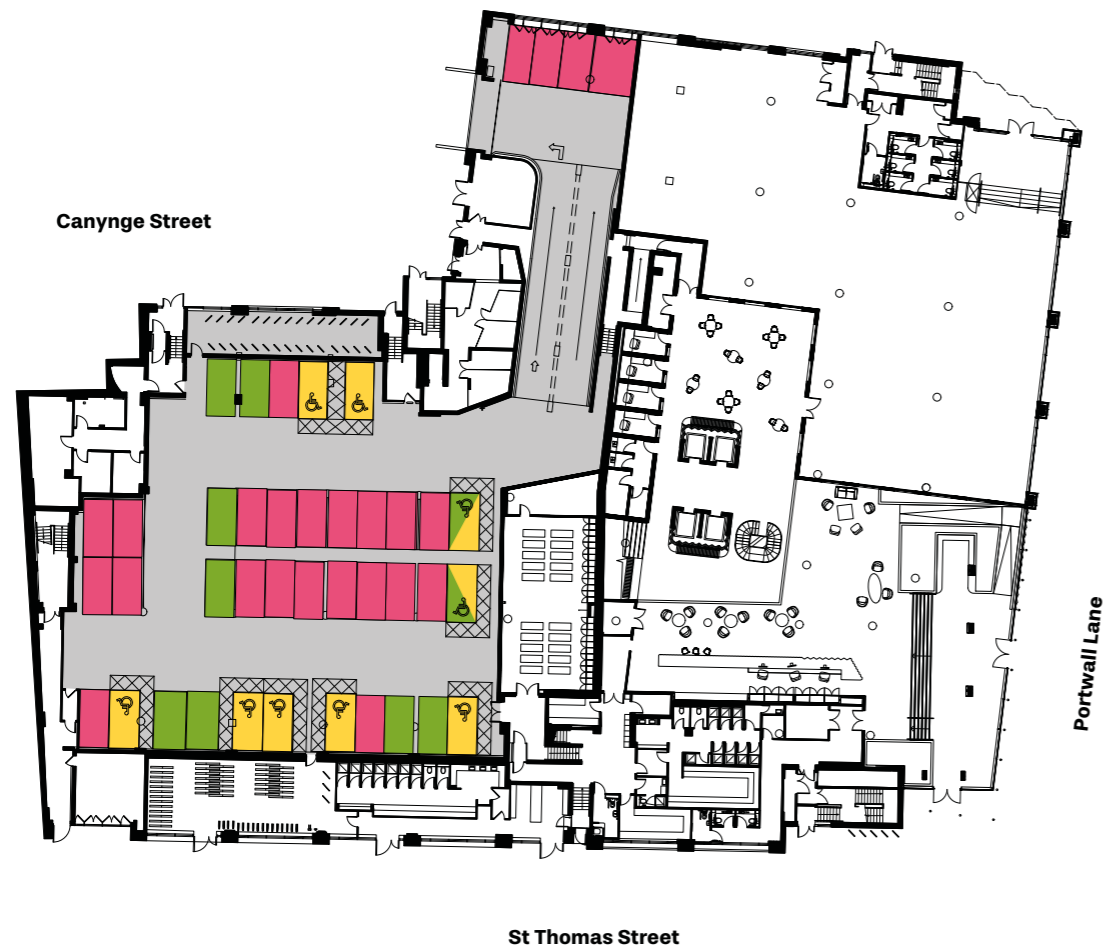
# ... AND THE HIGHEST CAR PARKING RATIO FOR ANY GRADE A OFFICE SPACE IN BRISTOL

## Ground Floor Parking Provision

Standard	25
EV Charging	10
Accessible	9 (incl 2 EV)
<b>Total</b>	<b>42</b>

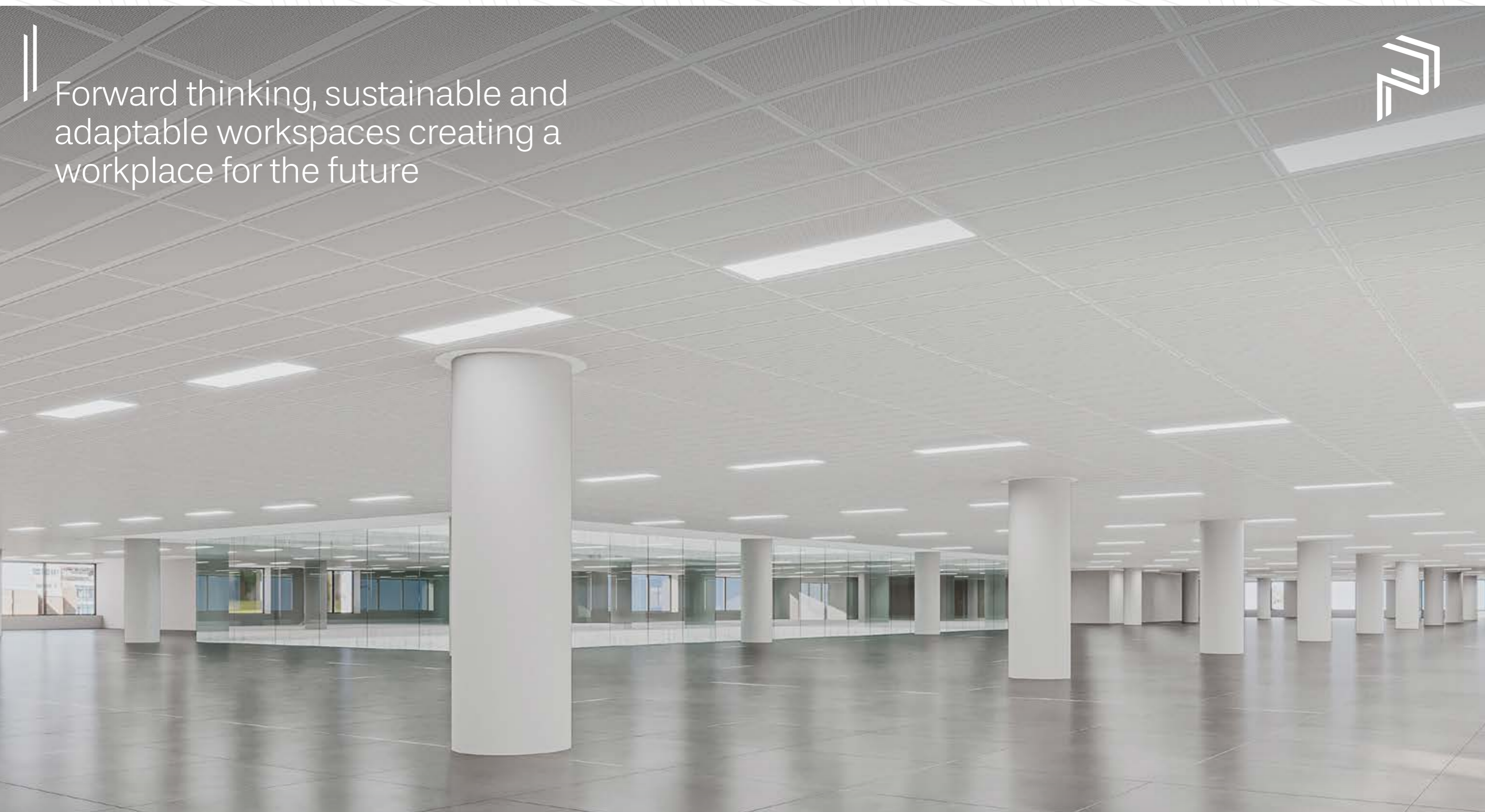
## Upper Ground Floor Parking Provision

Standard	28
EV Charging	12
Accessible	9 (incl 2 EV)
<b>Total</b>	<b>47</b>





Forward thinking, sustainable and adaptable workspaces creating a workplace for the future



2.7M  
2.7m Floor to ceiling height

150mm Clear raised floor access

Hybrid VRF Air conditioning

LED Lighting

Energy saving IBOS technology

Largest floorplates in Bristol

Generous car parking provision

Terraces on every floor

# ESG Accreditations & Building Specification

A sustainable refurbished space with an uncompromising specification.



**Target EPC A**



**UK GBC**  
**Carbon Emission**  
"VERY LOW"



**Biodiversity & Connection with Nature**




**Circular Economy & Design for Disassembly**




**BREEAM®**  
**Target Excellent**



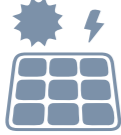
**ACTIVE TRAVEL**  
**ACTIVE SCORE**  
CERTIFICATION  
**Target Platinum**



**Heat loss / gains**




**CO<sub>2</sub>**  
**Lightweight interventions reducing embodied carbon**



**New Photovoltaics on the roof**



**Rainwater management**



**Optimising Existing Fabric / Minimising Demolition**



## Carbon Saving

The calculated saving for upfront (embodied) carbon for Portwall Place's refurbishment versus new build, is

# 75%

Equivalent to  
**59,598**  
Train journeys to London

Equivalent to  
**3,321**  
Flights to Edinburgh from Bristol

# LOCAL AMENITY IN THE HEART OF BRISTOL

Portwall Place occupies an excellent position just a few minutes walk from Temple Meads station and is close to an abundance of amenities including the impending BoxHall scheme.

## Cafés

- 1 Press Café
- 2 Origin Coffee
- 3 Spicer & Cole
- 4 Pret a Manger
- 5 Double Puc
- 6 Hart's Bakery
- 7 Baristas Coffee
- 8 Philpotts Cafe
- 9 Starbucks
- 10 Coffee #1

## Restaurants

- 1 Harbour House
- 2 Riverstation
- 3 Pasture
- 4 Bocabar
- 5 Left Handed Giant
- 6 La Panza

## Fitness

- 1 Workout
- 2 Hyre

## Metrobus Stops

- 1 M1
- 2 M2

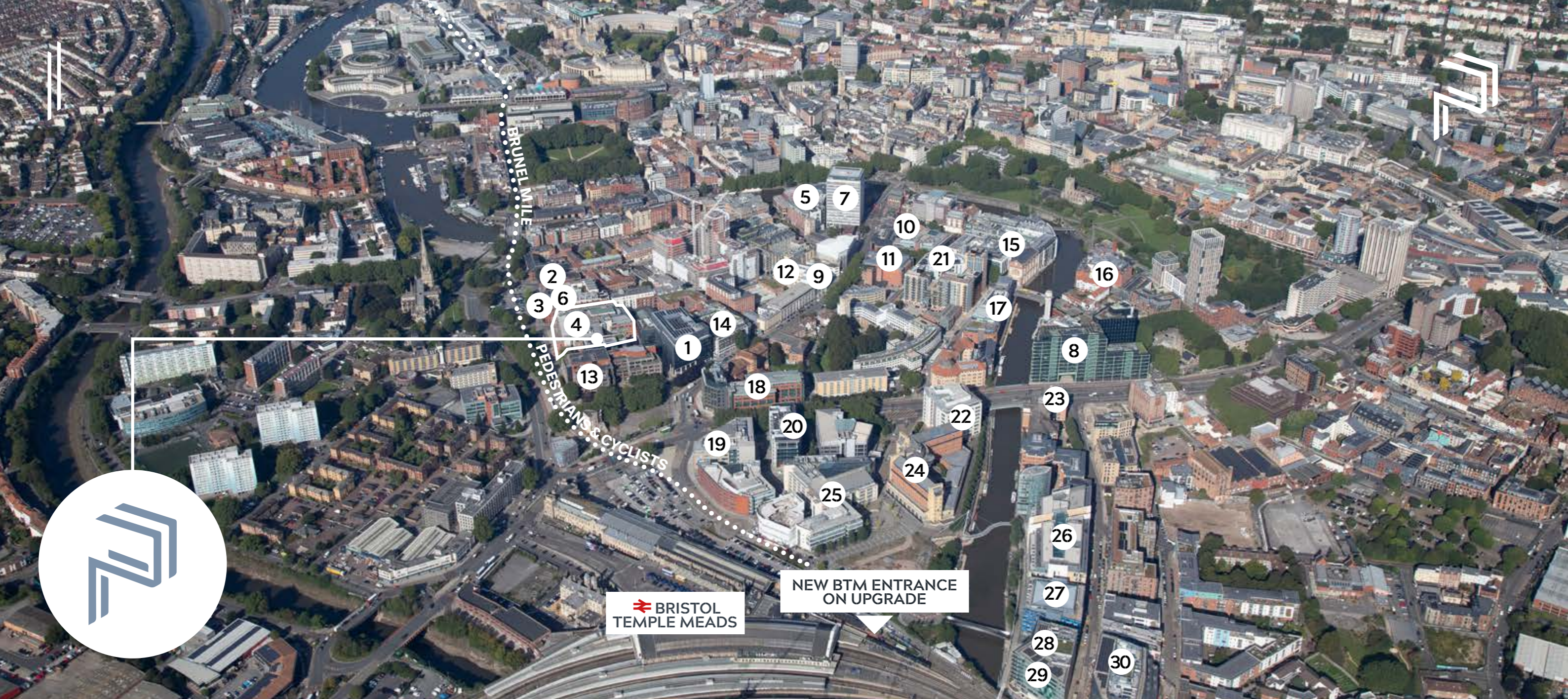
## Hotels

- 1 Hilton Garden Inn
- 2 Ibis
- 3 Holiday Inn Express
- 4 Novotel
- 5 Premier Inn
- 6 Leonardo Hotel
- 7 Mercure

## Miscellaneous

- 1 Temple Meads Station
- 2 Castle Park
- 3 BoxHall
- 4 King Street
- 5 Finzels Reach
- 6 Queen Square
- 7 Wapping Wharf
- 8 Floating Harbour
- 9 Bristol University Innovation & Enterprise Campus





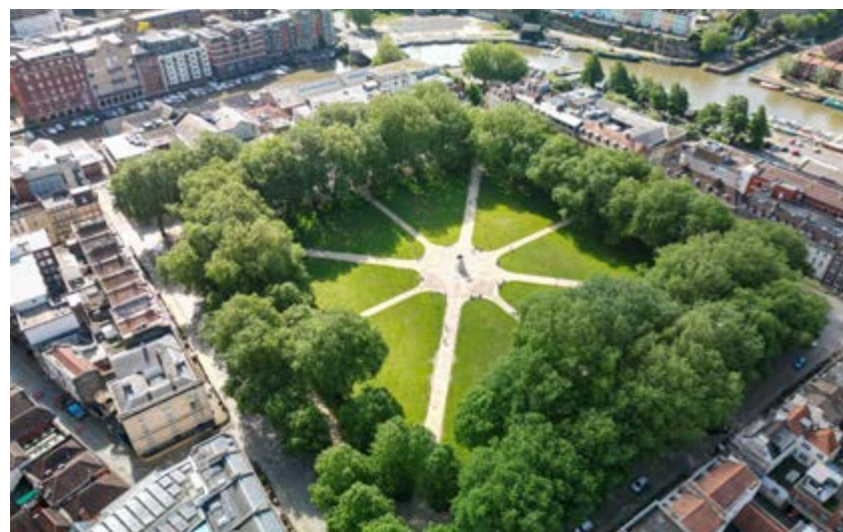
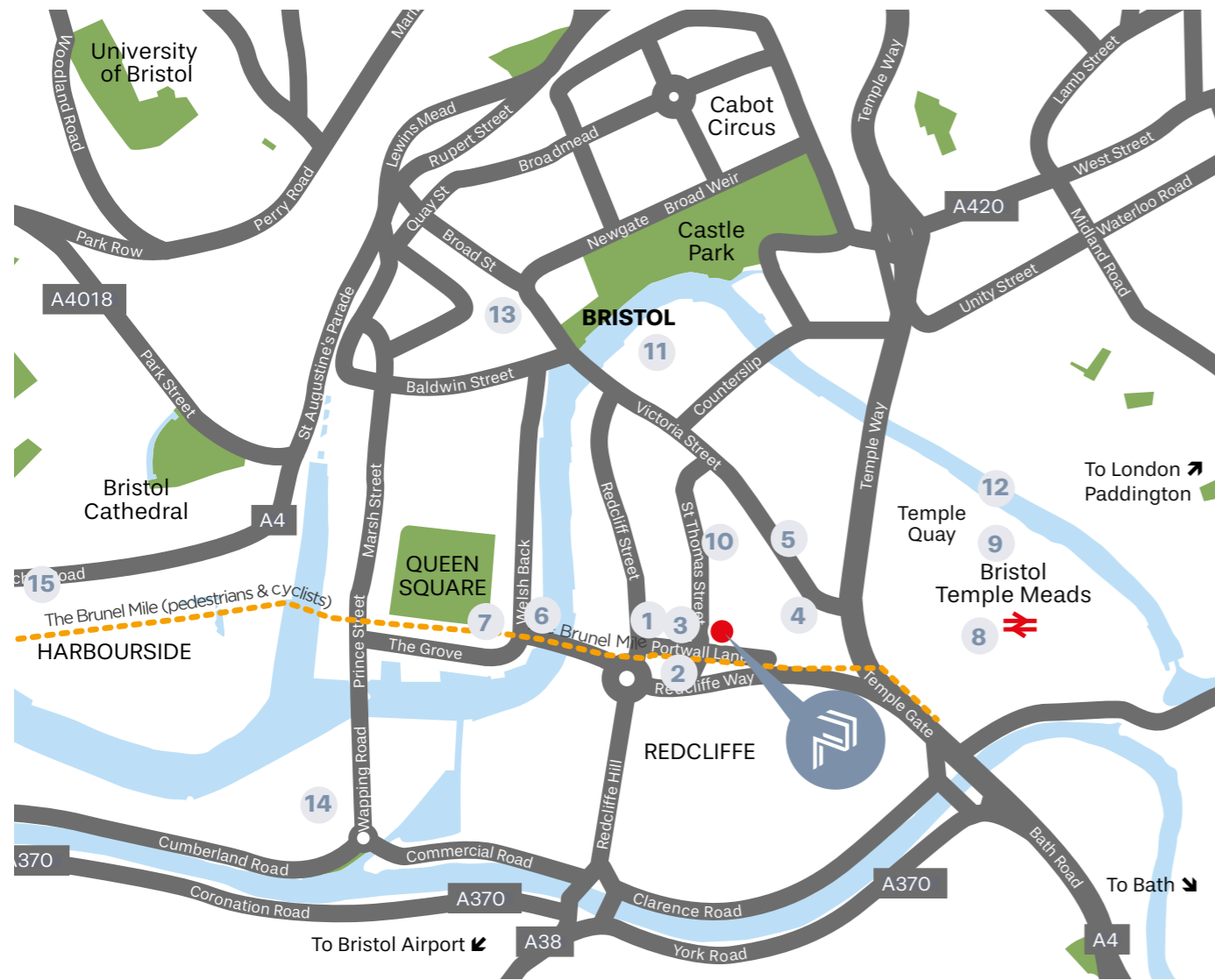
# Portwall Place

At the **new heart** of Bristol's Central Business District

- |    |                               |    |                               |    |                       |
|----|-------------------------------|----|-------------------------------|----|-----------------------|
| 1  | HSBC / ARUP / DOJO            | 11 | BBC Studios                   | 21 | Osborne Clarke        |
| 2  | EPIC                          | 12 | EY                            | 22 | Womble Bond Dickinson |
| 3  | WECA                          | 13 | Bristol City Council          | 23 | NatWest               |
| 4  | Haseltine Lake Kempner / AHMM | 14 | Stantec                       | 24 | Bank of Ireland       |
| 5  | Runway East                   | 15 | Simmons & Simmons             | 25 | Central Government    |
| 6  | Direct Line                   | 16 | Bevan Brittan                 | 26 | Ultraleap             |
| 7  | TLT Solicitors                | 17 | NFU / ARA / Bishop Fleming    | 27 | Burges Salmon         |
| 8  | Clarke Willmott               | 18 | University of Law / Gallagher | 28 | PWC / Grant Thornton  |
| 9  | EPIC                          | 19 | OVO Energy                    | 29 | HMRC                  |
| 10 | Channel 4                     | 20 | Aecom                         | 30 | DAC Beachcroft        |



# Getting out & about in the local area



### Walking Distances to Local Amenities

1	Pasture	Under 1 min
2	La Panza	Under 1 min
3	Radius	Under 1 min
4	Metrobus stop	2 mins
5	Press Café	2 mins
6	Box-Hall	2 mins
7	Queen Square	2 mins
8	Bristol Temple Meads	3 mins
9	Temple Quay Market	3 mins
10	Golfbox	5 mins
11	Finzels Reach Market	8 mins
12	Bristol Ferry Stop (Temple Meads)	8 mins
13	St. Nicholas Market	10 mins
14	Wapping Wharf	12 mins
15	Bristol Harbourside	15 mins

A wealth of amenities on your doorstep and BIG plans for the future...



### BOXHALL OPENING 2025

- 7 independent kitchens serving up the best of Bristol' independent food operators, alongside a first floor bar operator
- The historic dockside sheds will be transformed and will also host an events programme showcasing the best of Bristol's music scene throughout the week
- All day social dining experience including food, drink and music venue under one roof
- Located approximately 4 minutes walk from Portwall Place
- Year-round events programme, showcasing Bristol's music scene and cultural events.



Credit: BOXHALL Bristol



### TEMPLE MEADS STATION UPGRADE COMING IN NEXT 2 YEARS

- A new 350 space car park for relocation of rail passenger and staff parking, with accessible spaces, electric vehicle charging, and short stay parking for drop off and pick up
- A separate high-quality secure cycle hub for over 700 bikes, including cargo bikes and accessible cycles
- A new pedestrian access into Bristol Temple Meads station over the River Avon, dramatically improving access to and from the station for residents in the south of the city
- New bus stops and futureproofed space for mass transit.



### FIND OUT MORE AT:

<https://www.bristoltemplequarter.com>

Further Information:  
**portwallplacebristol.co.uk**

IN PARTNERSHIP WITH:

A BGY designed project

**BGY**



**Seonaid Butler**  
**Seonaid.Butler@cs-re.co.uk**

**T 0117 973 1474**  
**M 07885 250 476**

**Andy Heath**  
**Andy.Heath@cs-re.co.uk**

**T 0117 973 1474**  
**M 07796 693 661**



**Alfie Passingham**  
**Alfie.Passingham@cushwake.com**

**T 0117 910 5295**  
**M 07825 721 030**

**Steve Lane**  
**Steve.Lane@cushwake.com**

**T 0117 910 5284**  
**M 07760 403 245**

MISREPRESENTATION These particulars do not form part of any contract. Neither CSquared or Cushman & Wakefield nor any of its directors, employees or agents is authorised to give or make any warranty or representation on behalf of any part. Whilst information and particulars are given in good faith, intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract.  
Designed by Moose Studios. March 2025.