



WHITEFRIARS  
BRISTOL | BS1 2NT



## WHITEFRIARS

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 2,000 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 a fully trained receptionist.

The available office accommodation has been extensively refurbished, along with the reception area and café as part of an ongoing building management and improvement programme. The building maintenance and management is modelled to enable Whitefriars to create a forward thinking, working environment.

As well as providing high quality office space, there is 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 will stop 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 refurbished 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. 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:

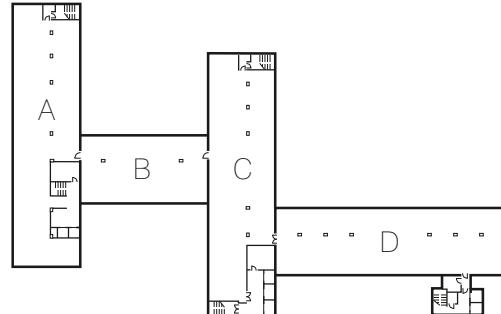
- Cabot Circus
- Bristol Bus and Coach Station
- Broadmead Shopping Centre
- Temple Meads Railway Station
- Harbourside
- Car Parking



## SPECIFICATION

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

- Perimeter trunking
- Recessed lighting
- Passenger lifts
- Secure on-site car parking - 1:600 sq ft
- On-site café
- On-site gym
- 24 hour access
- Receptionist
- Male / female and disabled WC facilities
- Meeting rooms and conference facilities
- EPC Rating E – 124



# WHITEFRIARS

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## TO LET

1st floor - Suite A

3,112 sq ft

Recently refurbished open plan  
office space

5th floor - Suite B, C & D

13,803 sq ft

To be refurbished,  
available as a whole or in part

7th floor - Suite C

5,130 sq ft

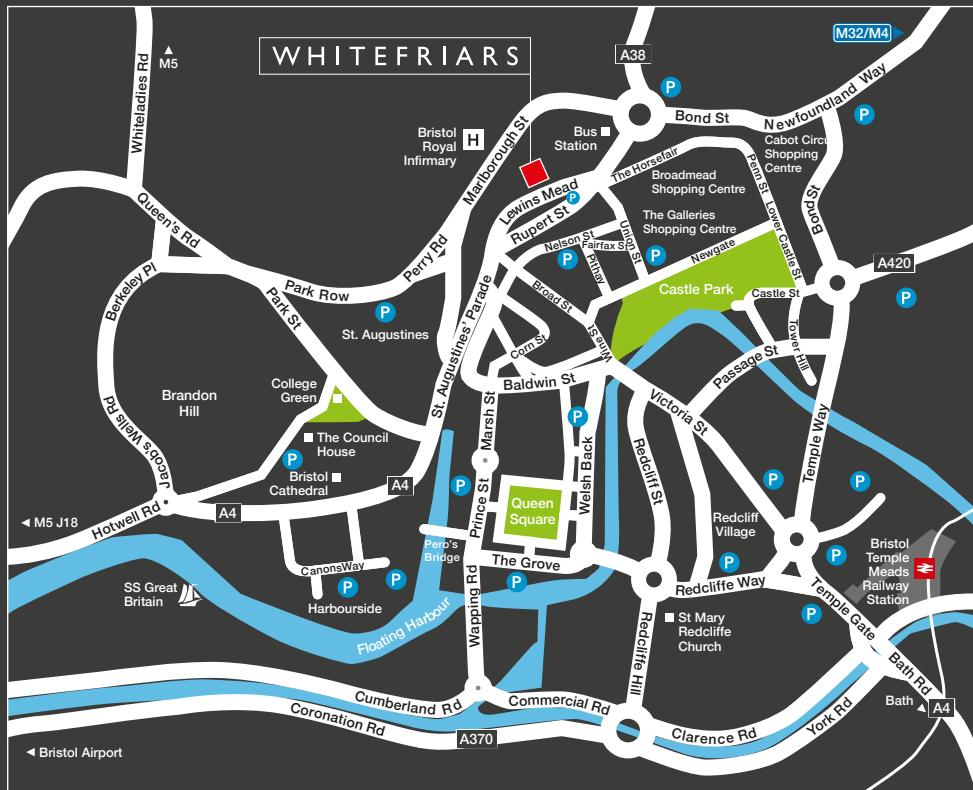
Recently refurbished,  
good city centre views

10th floor - Suite C

2,120 sq ft

Recently refurbished,  
good city centre views





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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. JLL Hollister HD2099 10/17