

EXCITTING OFFICE OPPORTUNITY AT NO. 1 DISTILLERY



TO LET

GROUND FLOOR—SOUTH WING, NO.1 DISTILLERY, AVON STREET, BRISTOL BS2 0QH

APPROXIMATELY – 1,381 SQ FT (128.3 SQ M)

- **Small fitted office suite at Distillery**
- **Available now.**

LOCATION

1 Distillery is located in Avon Street close to the junction with Temple Way in the eastern part of Bristol City Centre close to Bristol Temple Meads railway station and the prime office location of Temple Quay. Major nearby occupiers include Burges Salmon, Canada Life and BT at nearby Assembly.

Cabot Circus Shopping Centre is within easy walking distance.

The subject suite is situated in No 1 Distillery, forming part of the greater Distillery development.

CONTACT

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IMPORTANT INFORMATION

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DESCRIPTION

1 Distillery is a newly completed Grade A office building built to the highest energy efficiency and sustainability standards.

The Ground Floor suite provides open plan office space and is accessed directly from reception.

It is currently fitted out 24 workstations, to a very high standard.

The accommodation has exposed surfaces and benefits from vinyl flooring, fully raised access floors, smart LED lighting, exposed services VRF air conditioning.

- BREEAM—Excellent
- Green wall
- 110 bike parking spaces
- Drying room
- Photovoltaic panels on roof
- WiredScore Platinum & Gold
- Showers & 120 lockers
- EPC A
- Fitwel rated
- Ceiling mounted VRF air conditioning

The tenant will have the benefit of the use of the new ground floor café, basement EV charging space on a first come first served basis, two cycle spaces and a locker.

ACCOMMODATION

The following net internal areas are estimated:

Ground Floor:	1,381 sq ft	128.3 sq m
Total:	1,381 sq ft	128.3 sq m

SERVICE CHARGE

There is a service charge applicable, details available upon request.

BUSINESS RATES

The tenant will be responsible for paying the business rates. Ratable value £58,500 2026/27.

LEASE

The suite is offered to let by way of assignment or sub-lease on a full repairing and insuring lease with a tenant break option on 20th December 2027 and lease expiry 19th December 2032.

RENT

The passing rental is £51,870 per annum subject to rent review on 19th December 2027.

TERMS

The accommodation is offered by way of an assignment, or a new sublease or a new lease directly from the landlord.

VAT

All terms quoted are exclusive of VAT.

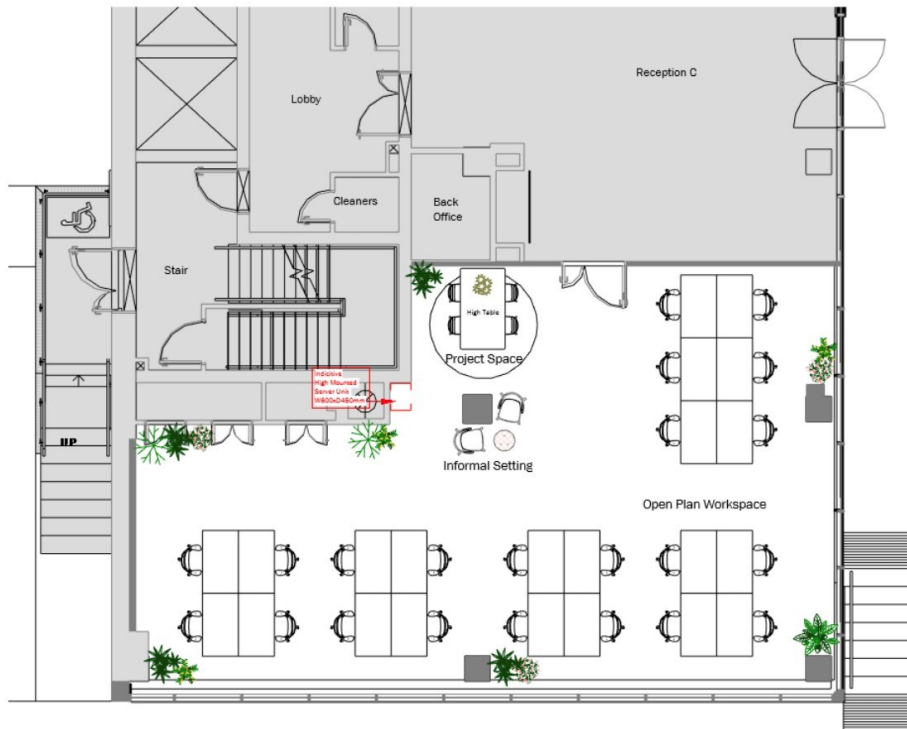
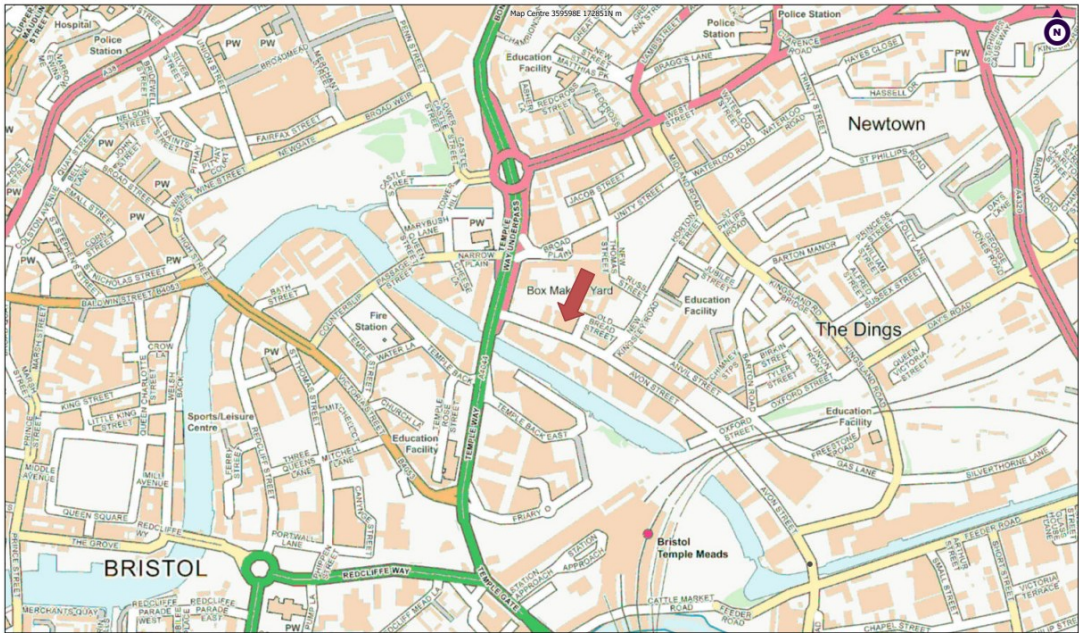
ENERGY PERFORMANCE CERTIFICATE

The building has an EPC 24 A rating.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction. The incoming tenant may be required to contribute to the landlords legal and surveyors costs to approve any transactions.

GROUND FLOOR, 1 DISTILLERY



VIEWINGS

Strictly via sole joint agents:

Kate Richardson: Kate.Richardson@carterjonas.co.uk

Andrew Hardwick: Andrew.Hardwick@carterjonas.co.uk

at this office.

For details of all commercial properties marketed through this firm please visit:

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SUBJECT TO CONTRACT

April 2026

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