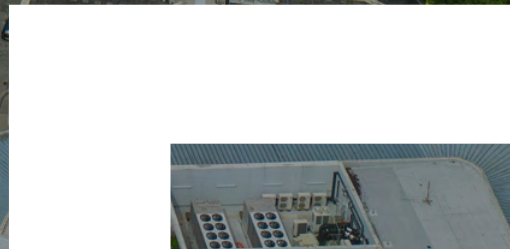
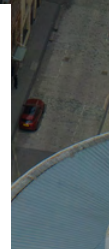


An aerial photograph of a dense urban landscape. A tall, white, rectangular skyscraper with a blue-tinted glass facade stands out prominently in the center-right. The surrounding area is filled with various other buildings, including older brick structures and modern multi-story office buildings. Green spaces and trees are interspersed among the buildings. In the background, a body of water and distant hills are visible under a cloudy sky. The overall scene depicts a vibrant, modern city environment.

ONE

A new height for
sustainable workplace



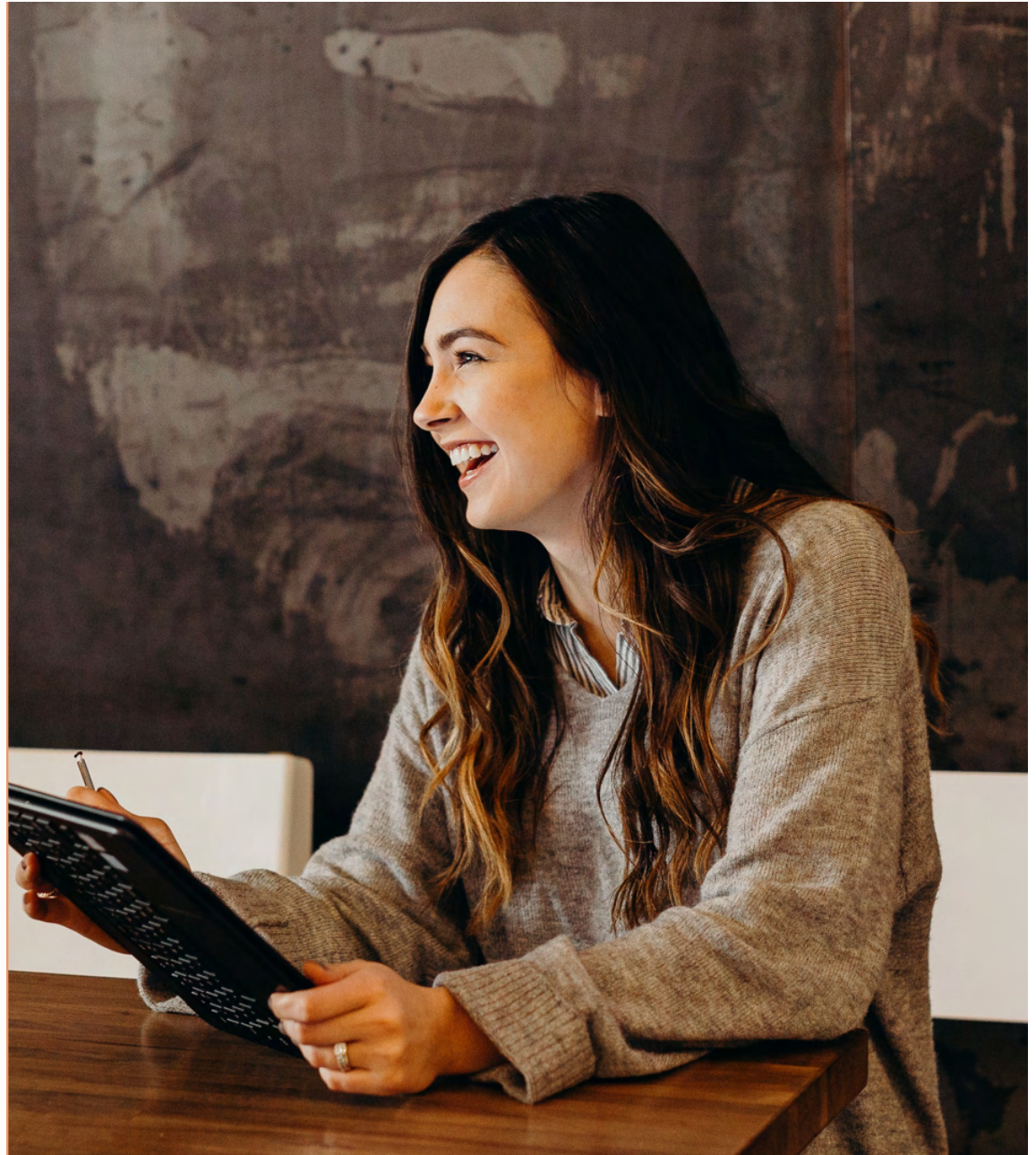
Standing tall at 15 storeys, One Redcliff promises to redefine luxury and efficiency in refurbished office spaces. Here, businesses can expect top-tier collaborative and interactive spaces designed for peak productivity.

Our full time commitment to sustainability is evident in our emphasis on upcycling, where we transform existing materials to meet modern standards without compromising on environmental responsibility.

OCCUPYING TENANTS



AON Booking.com





01 SENSE OF ARRIVAL



Landmark, high-profile building



Prestigious double-height reception — arguably the most prominent in Bristol — complemented by a grand entrance



5 intelligent lifts with destination control



Refurbished cycle bays boasting excellent ratios



Extensive facilities including showers, lockers, and changing areas



Secure basement car parking with EV charging points



Round-the-clock security





02 KEY SPECIFICATION



10,250 sq ft
floor plates



150mm
clear access raised floors



Large open plan
and uniform design



Divisible and simple
reconfigurable space



Superior lighting
Excellent natural
light throughout



Updated amenities
Refurbished lift, lobbies
and WCs



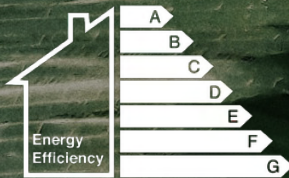
Temperature control
Energy-efficient VRF heating
and cooling system with
electric boilers



Architectural features
Revealed services and
ceilings with generous floor
to ceiling heights



03 TARGETED CERTIFICATIONS



A or B



VERY GOOD



TBC



PLATINUM



1 or 2



WiredScore
CERTIFIED

PLATINUM



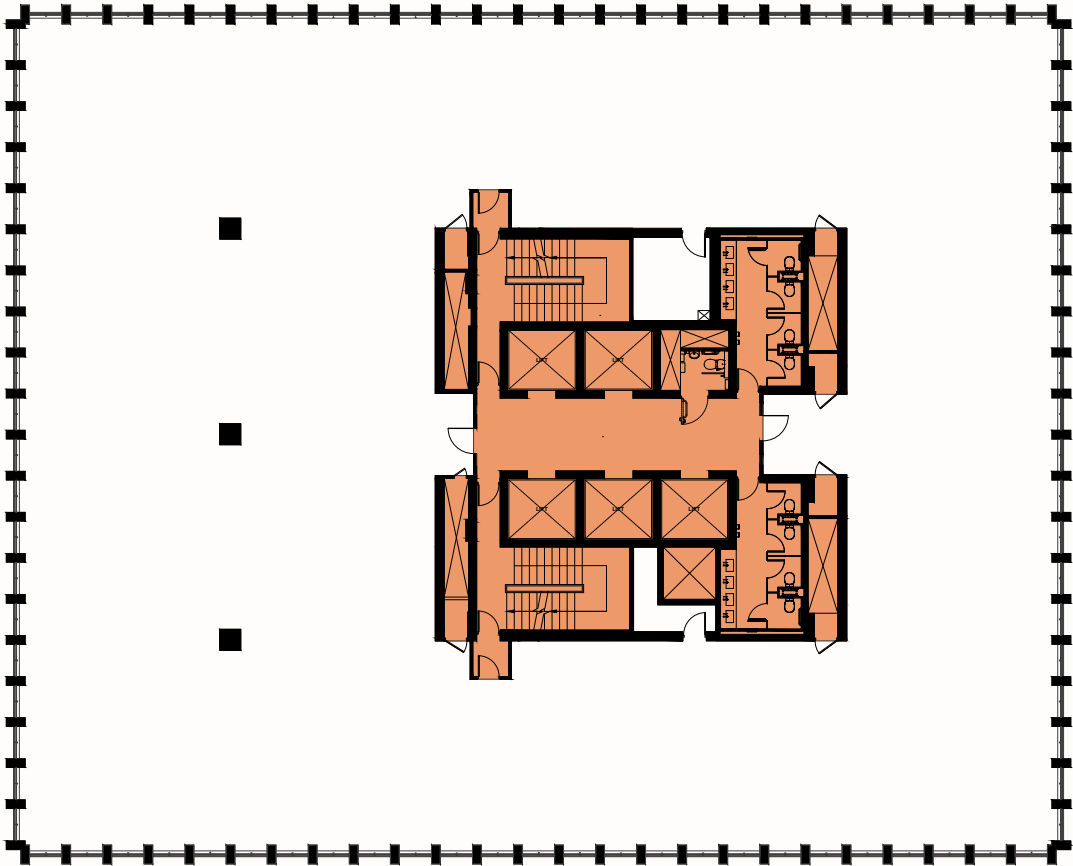
04 ACCOMMODATION

5th Floor

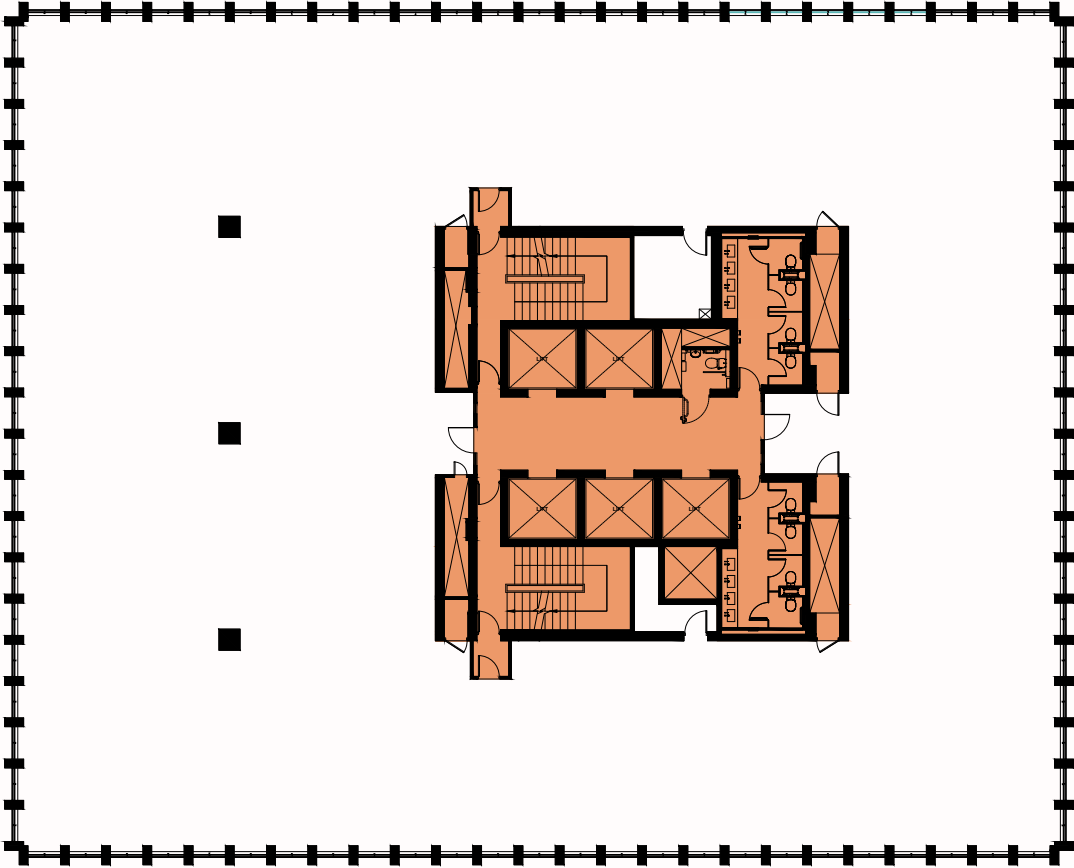
AVAILABILITY

	sq ft	car spaces
5th Floor	10,250	4
9th Floor	10,250	4
Total	20,500	8

 Available space to let



9th Floor



05 LOCATION

STRATEGIC POSITION

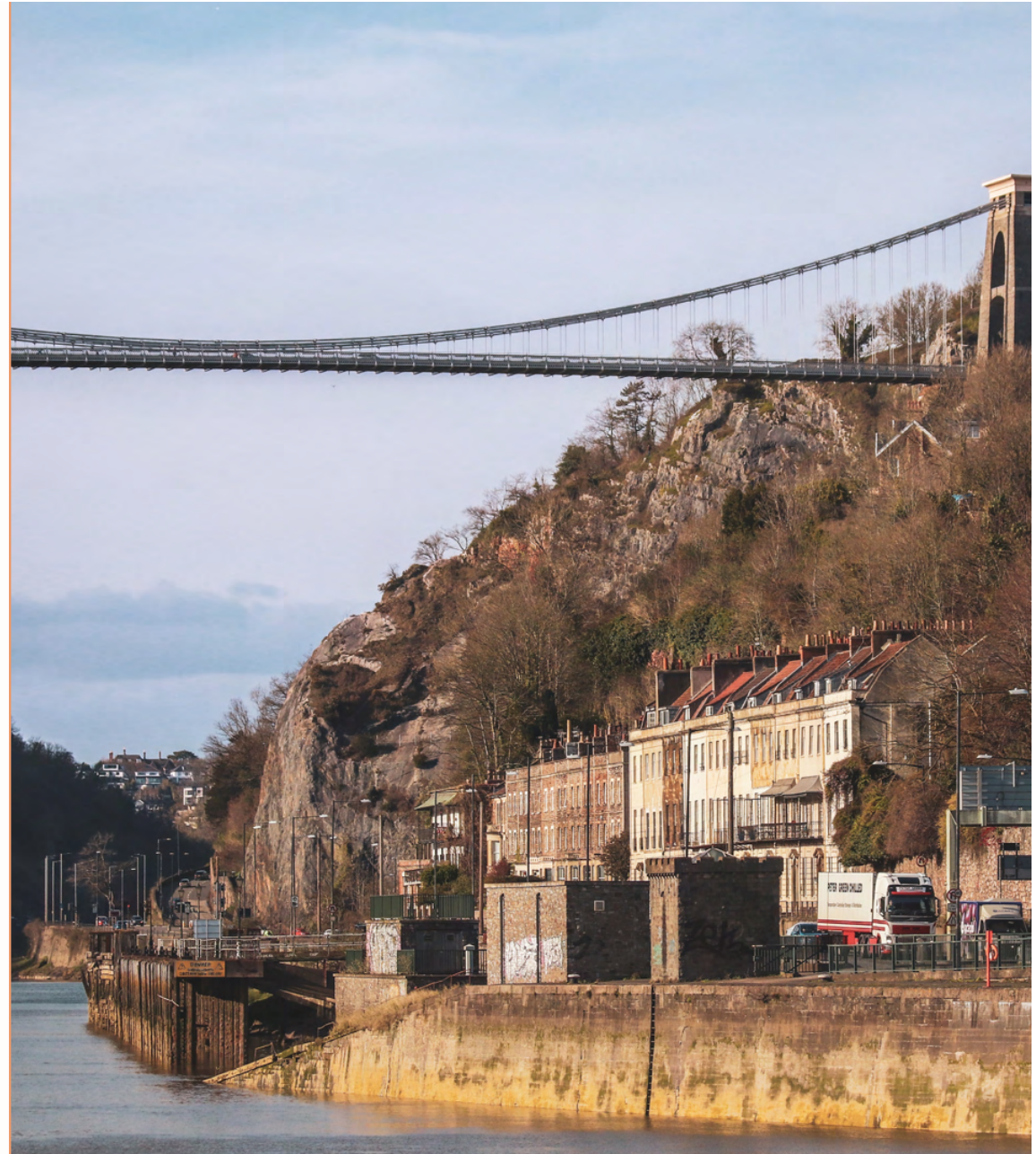
Situated prominently on the junction of Victoria Street and Redcliff Street, One Redcliff benefits from being on two primary city-centre arterial routes. These roads grant easy access to both the inner ring road and the broader national motorway network.

TRANSPORT CONVENIENCE

A mere 10-minute stroll will bring you to Bristol Temple Meads Railway Station, a hub that provides mainline services to London and Heathrow.

VIBRANT SURROUNDINGS

The property stands in close proximity to Bristol's bustling waterfront and its plethora of amenities, including bars, restaurants, and hotels. The iconic Castle Park is nearby, and a short 10-minute walk through it leads directly to Cabot Circus, the city's premier shopping destination.



05 LOCATION



Temple Meads Station - 10 mins
Cabot Circus - 9 mins
Bristol Ferry - 12 mins

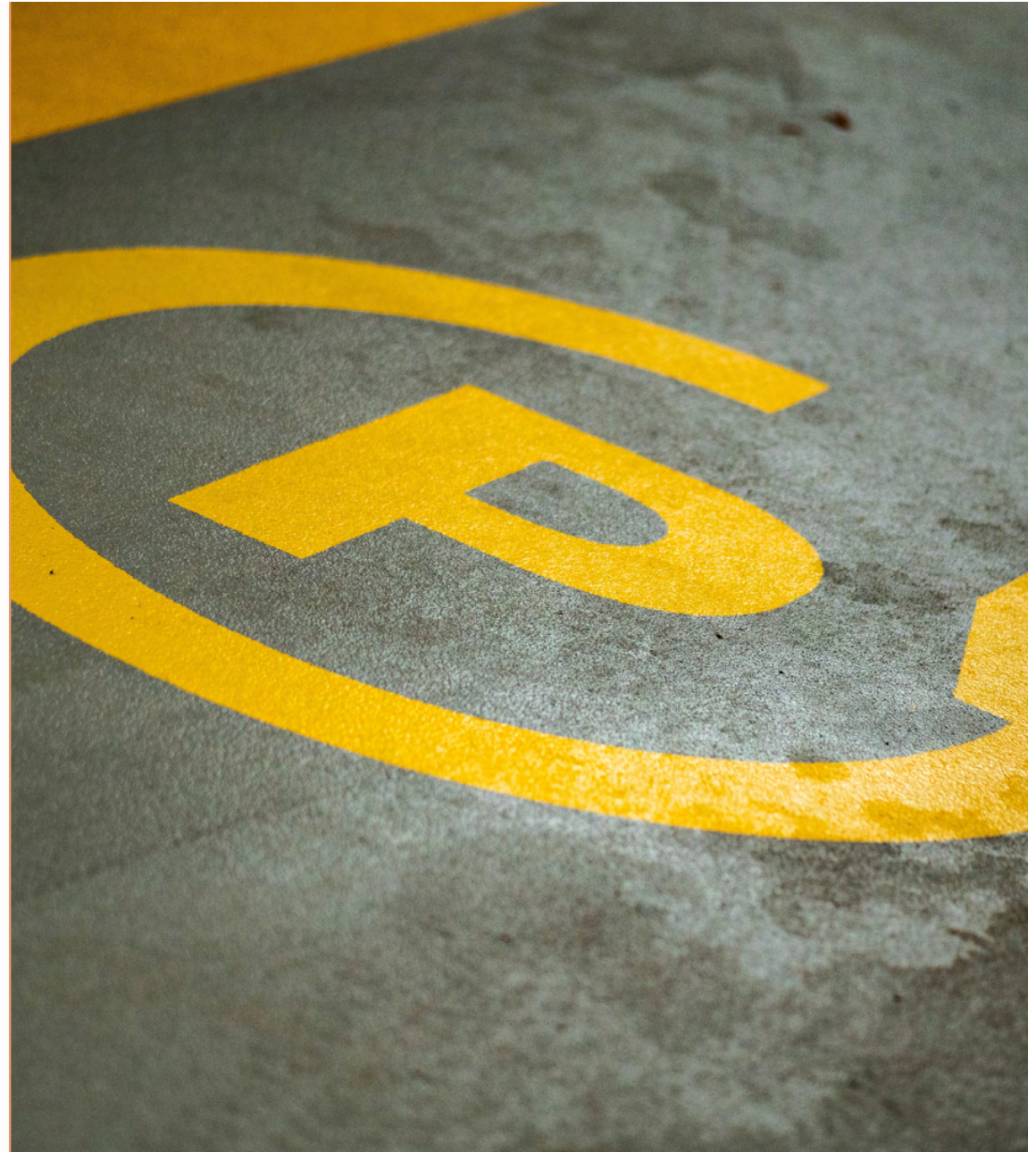


London - 118 miles
Cardiff - 43 miles
Birmingham - 88 miles
Bristol Airport - 8.7 miles
Heathrow Airport - 103 miles



London Paddington - 1hr 21 mins
Cardiff - 53 mins
Birmingham - 1 hr 26 mins
Exeter - 57 mins
Heathrow Airport - 2 hrs 18 mins

- 4 trains an hour to London, with the quickest taking 81 minutes.
- It's a mere 15 minutes by road to the M4/M5 interchange.
- Only 8 miles from Bristol International Airport.
- Bristol is the first "Cycling City"



06 AMENITIES

Cafés

- 1 Daily Bites
- 2 Greggs
- 3 Subway
- 4 Philpotts
- 5 Friska
- 6 Pret-a-Manger
- 7 Spicer & Cole, Finzels Reach
- 8 Counterslip Coffee
- 9 The Cafe Matariki
- 10 Baristas Coffee Collective
- 11 Redcliffes
- 12 Basil & Co
- 13 Caffe Orro
- 14 Arc Café
- 15 Chatterton Café
- 16 Yurt Lush
- 17 Mickey Beans
- 18 Sandwich On The Go
- 19 Hart's Bakery
- 20 Bonapartes
- 21 Starbucks
- 22 The Coffee Box
- 23 The Fab Green Coffee Machine

Hotels

- 45 Novotel
- 46 Hilton Garden Inn
- 47 Premier Inn
- 48 Creylo – Serviced Apartments
- 49 Travelodge, Mitchell Lane
- 50 Premier Suites
- 51 Hotel Mercure, Holland House
- 52 DoubleTree by Hilton
- 53 Holiday Inn Express

Pubs and bars

- 24 Ye Shakspeare
- 25 Kings Head
- 26 The Cornubia
- 27 Left Handed Giant Brewpub
- 28 Le Vignoble
- 29 Seven Stars Public House
- 30 Totos By The River
- 31 Portwall Tavern
- 32 Pasture
- 33 The Colosseum
- 34 The Sidings
- 35 Bonapartes
- 36 The Knights Templar

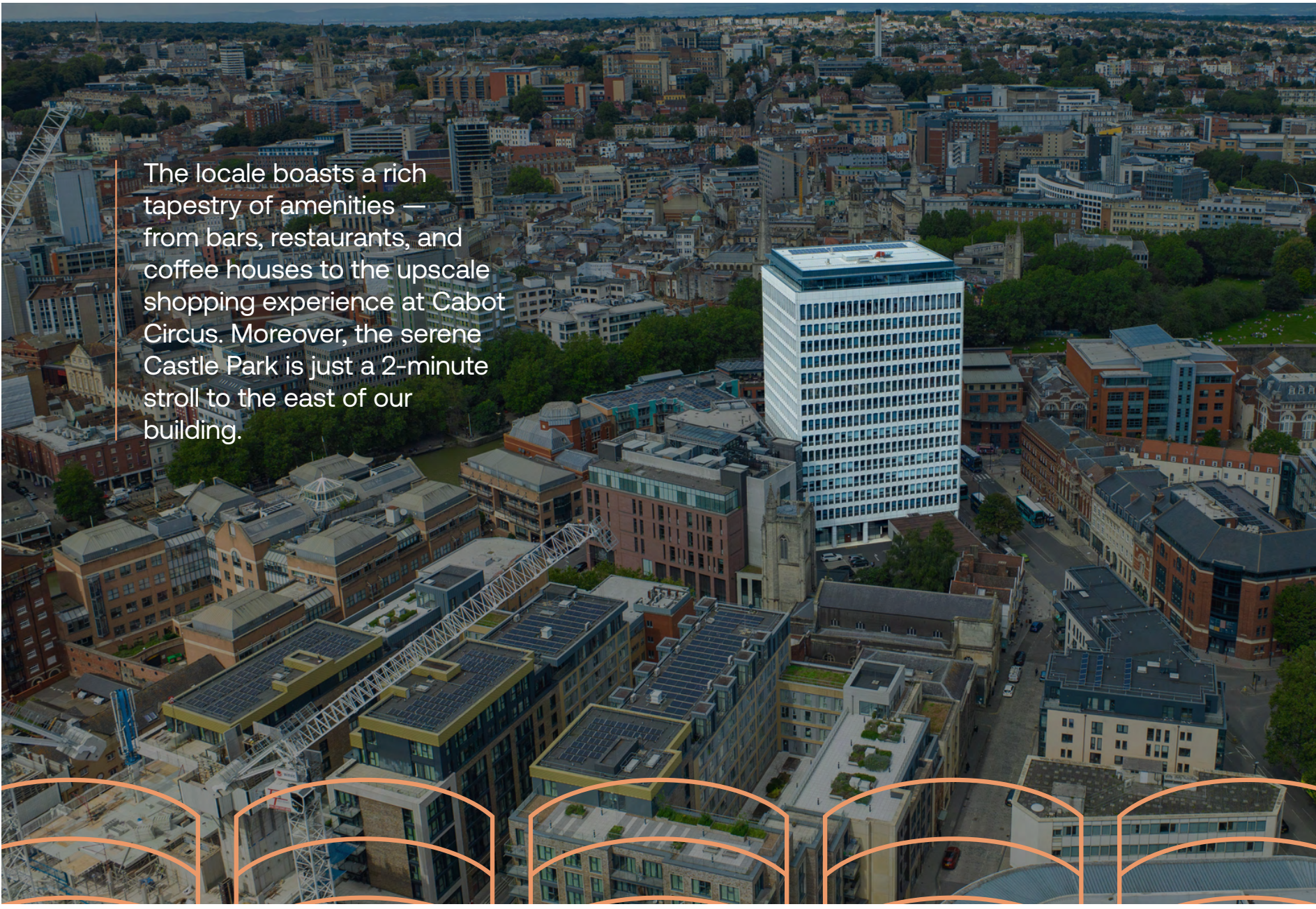
Restaurants

- 37 Marco's Olive Branch
- 38 Bella Vista
- 39 Pasture
- 40 Severnshed
- 41 Riverstation
- 42 Mud Dock Café
- 43 Don Giovanni's
- 44 The Knights Templar

Station

- 54 Temple Meads Station
(10 min walk)



An aerial photograph of a city, likely Cambridge, showing a dense urban landscape. A prominent white skyscraper with a blue-tinted glass facade stands out in the center-right. The surrounding area is filled with various buildings, including older brick structures and modern developments. A large green park area is visible to the east of the white building. The foreground shows the rooftops of buildings, some with solar panels. The text is overlaid on the left side of the image, enclosed in a thin orange border.

The locale boasts a rich tapestry of amenities — from bars, restaurants, and coffee houses to the upscale shopping experience at Cabot Circus. Moreover, the serene Castle Park is just a 2-minute stroll to the east of our building.

CONTACT

Start your journey with ONE Redcliff



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phil@mortonpc.co.uk

TENURE

The accommodation is available by way of standard institutional lease for a term of years to be agreed.

TERMS

On Application

March 2024



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