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

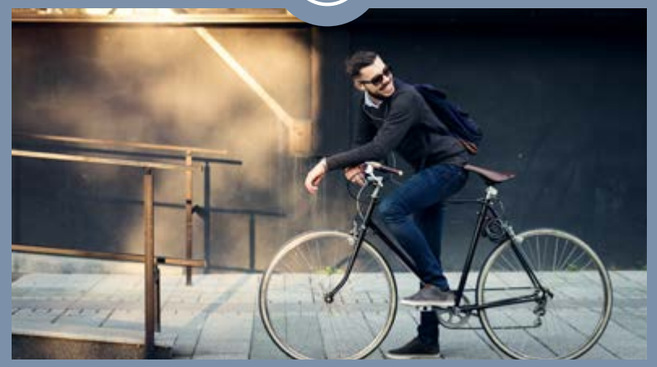
LET US TAKE YOU ON A JOURNEY...

PORTWALL PLACE | Amenity-rich reception space

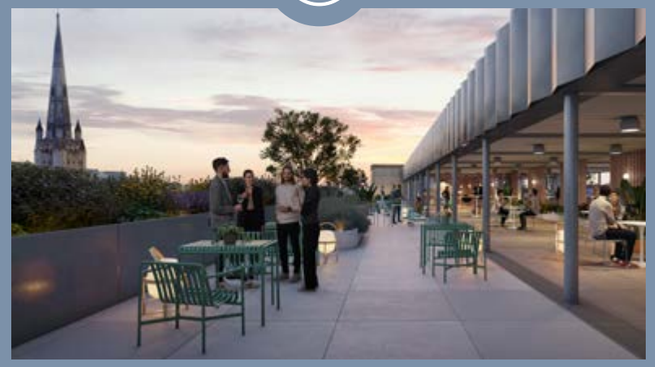
We are transforming and repositioning an existing iconic building into a modern, contemporary workplace. The next generation of Portwall Place will provide comfortable and welcoming spaces to work, interact and collaborate.

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.

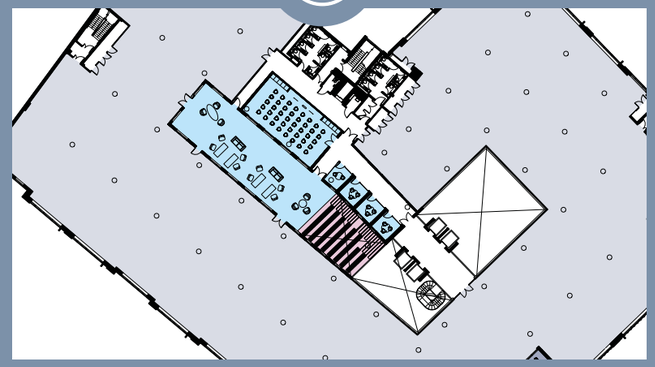
Why choose **Portwall Place?**



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

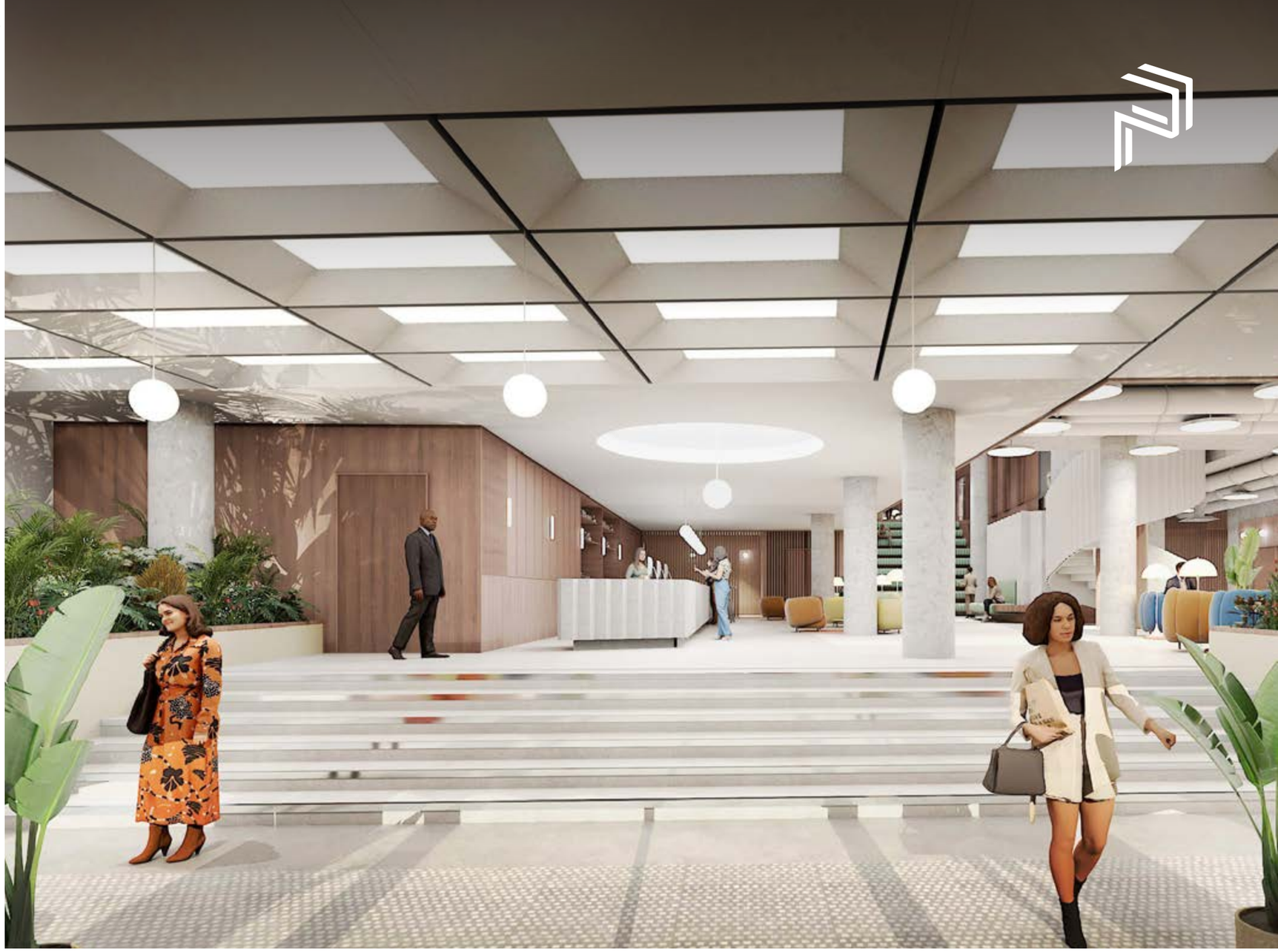
4,000 Sq Ft Rooftop Pavilion and Terrace

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



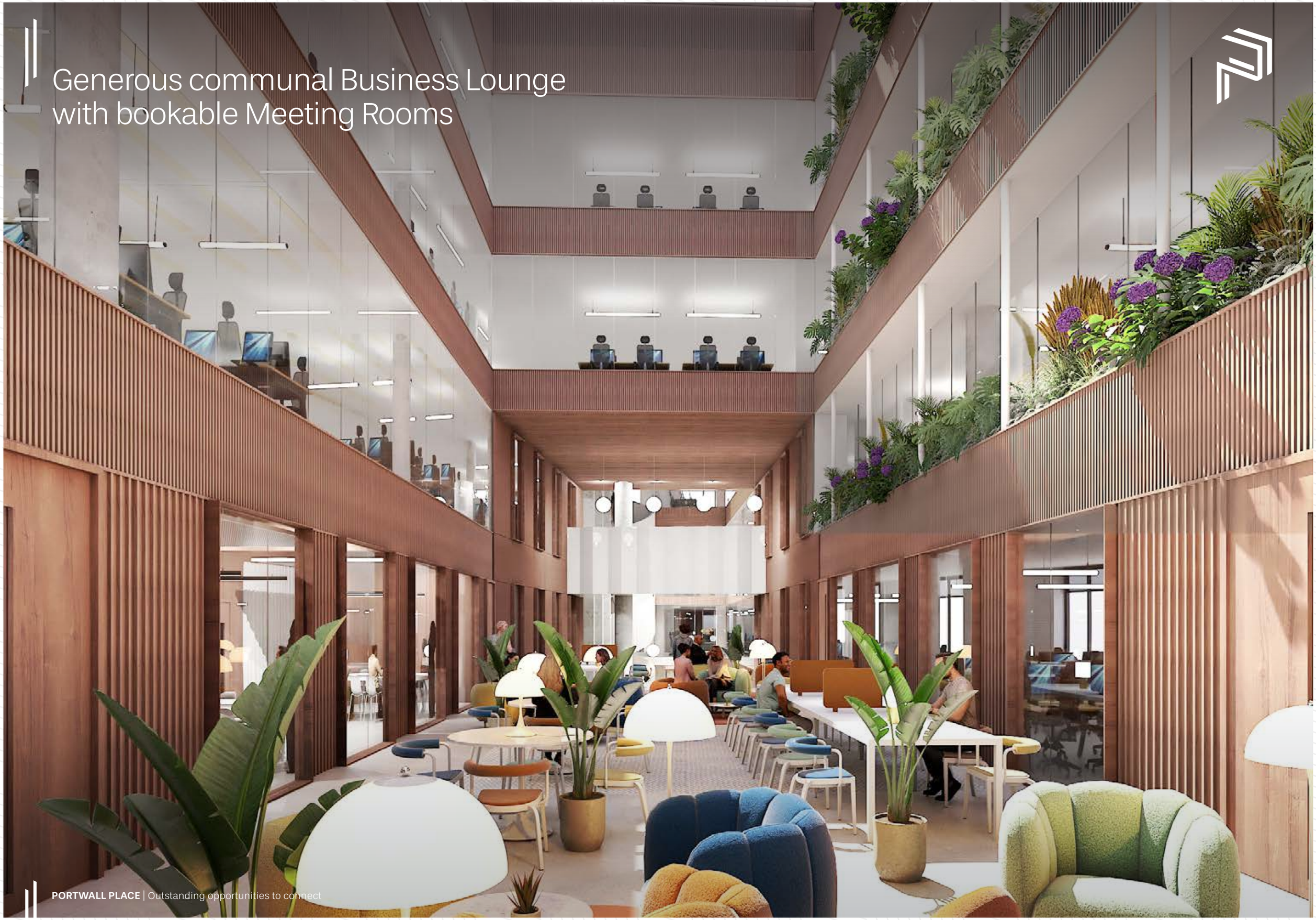








Generous communal Business Lounge with bookable Meeting Rooms



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

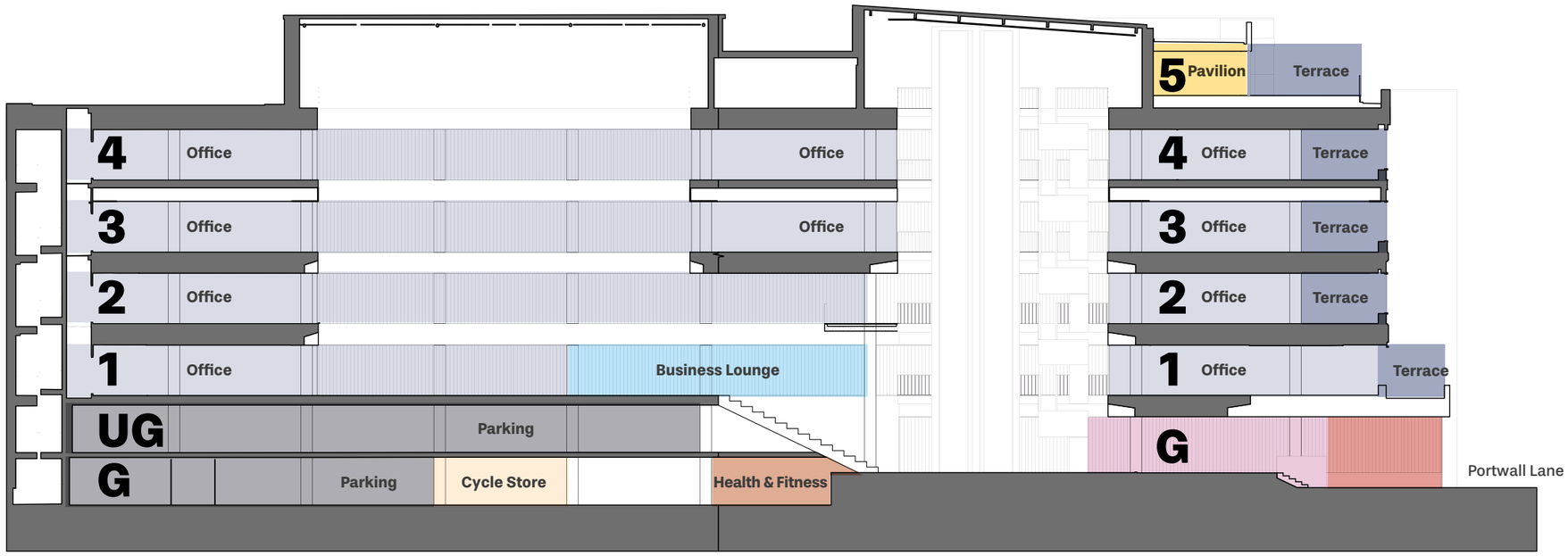


Bristol's largest communal roof terrace affords the option for staff to relax in open air surroundings or occupiers to host external events all year round.

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

PUTTING OCCUPIERS FIRST...

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



Portwall Place

A bespoke entrance and signage opportunity



WITH FLEXIBLE, EFFICIENT FLOORPLATES...

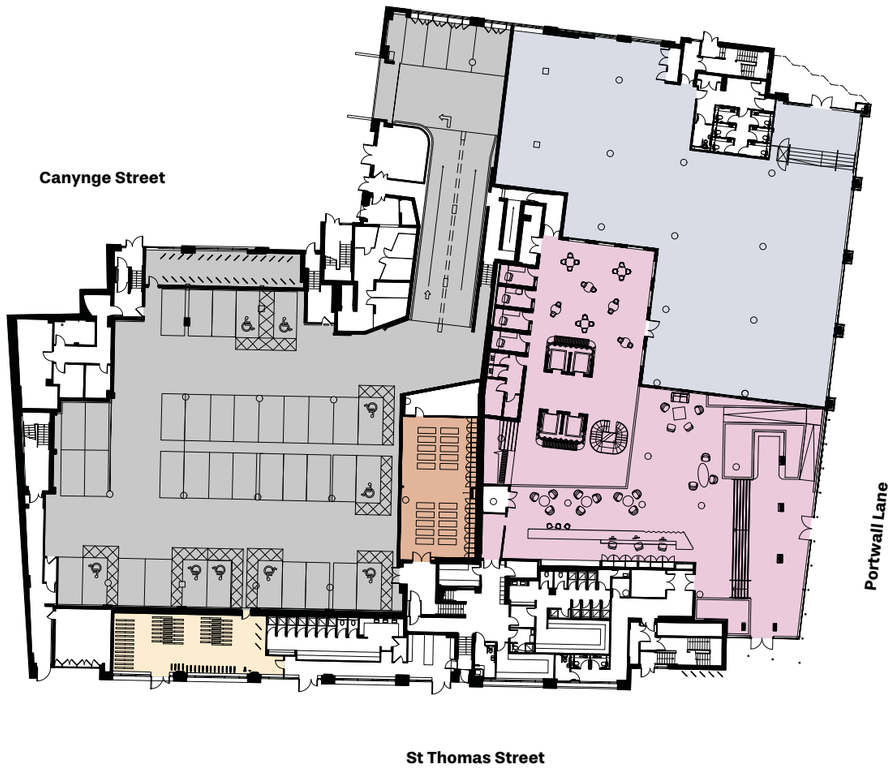
LARGEST
Floorplates in Bristol

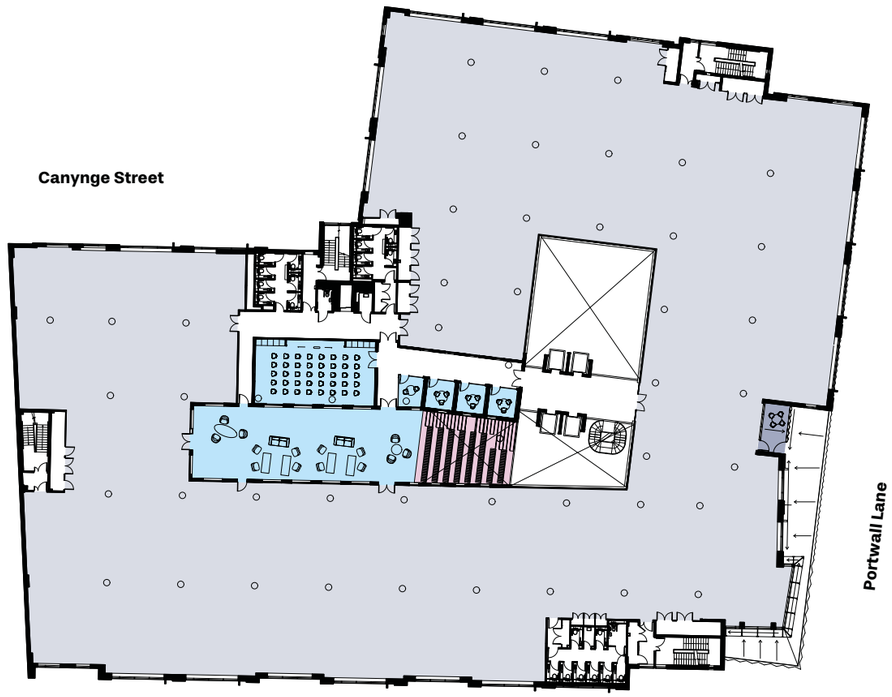
Ground Floor

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	

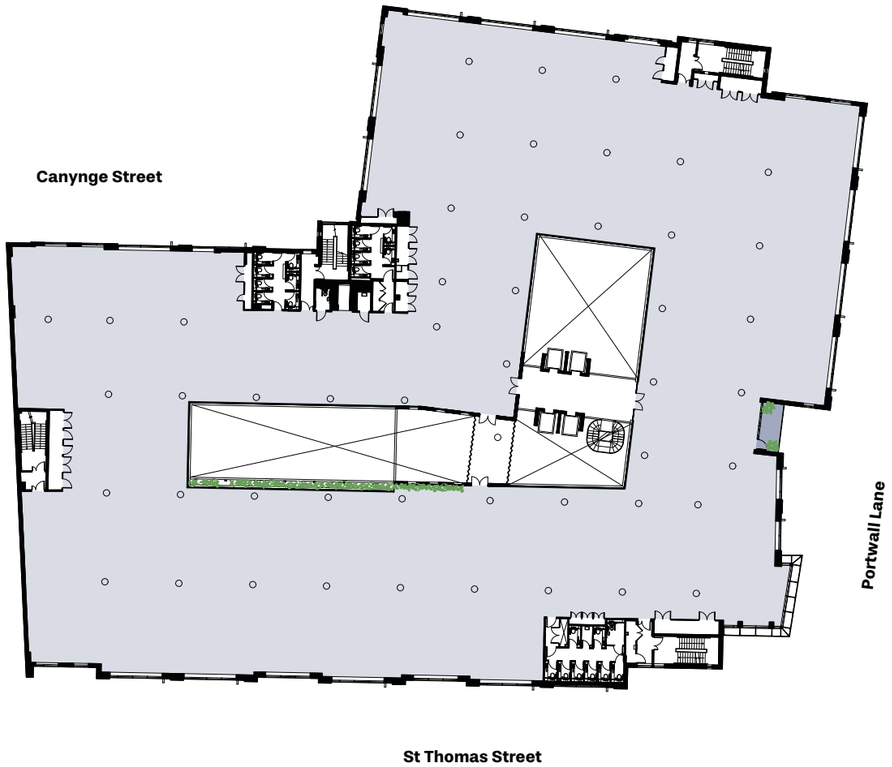




We will work with your business to ensure that your workspace is customised to your specific needs

Second / Third Floor (single tenant)

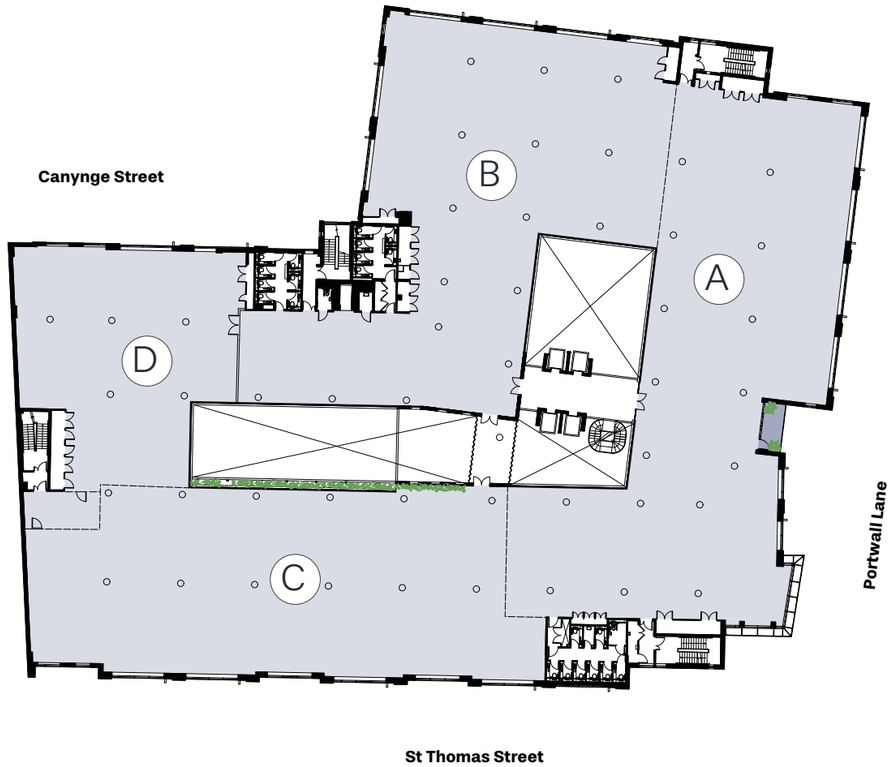
Office	37,200 Sq Ft (3,456 Sq M)
External Terraces	108 Sq Ft (10 Sq M)



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

Second / Third Floor
(showing 4 way potential tenancy split)

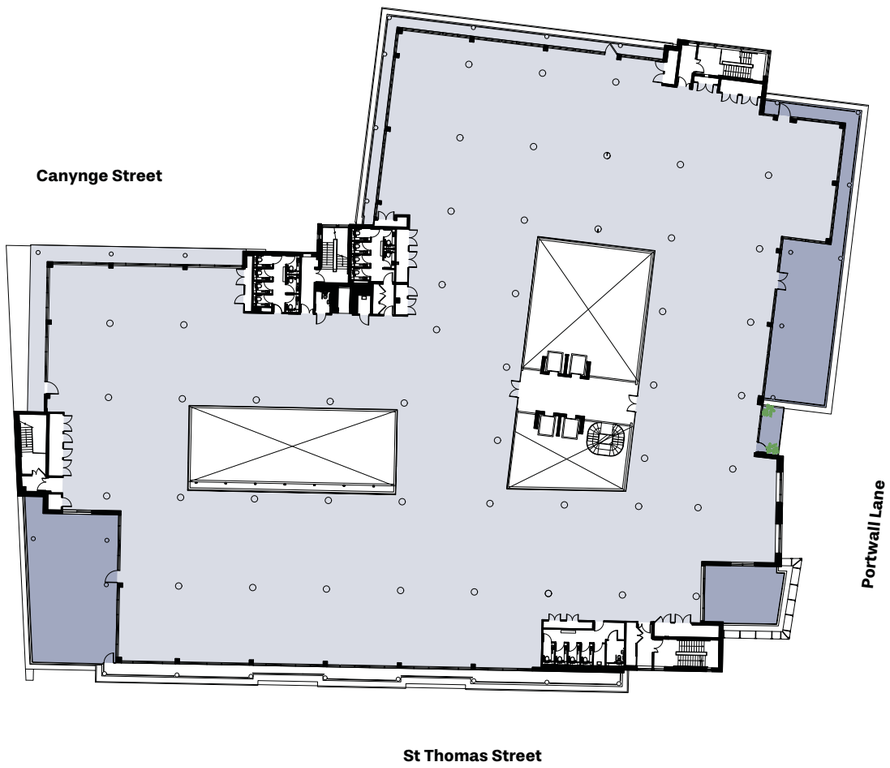
Office	37,200 Sq Ft (3,456 Sq M)
Suite A	11,130 Sq Ft (1,034 Sq M)
Suite B	8,073 Sq Ft (750 Sq M)
Suite C	9,967 Sq Ft (926 Sq M)
Suite D	6,814 Sq Ft (633 Sq M)
External Terrace	108 Sq Ft (10 Sq M)



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Fourth Floor

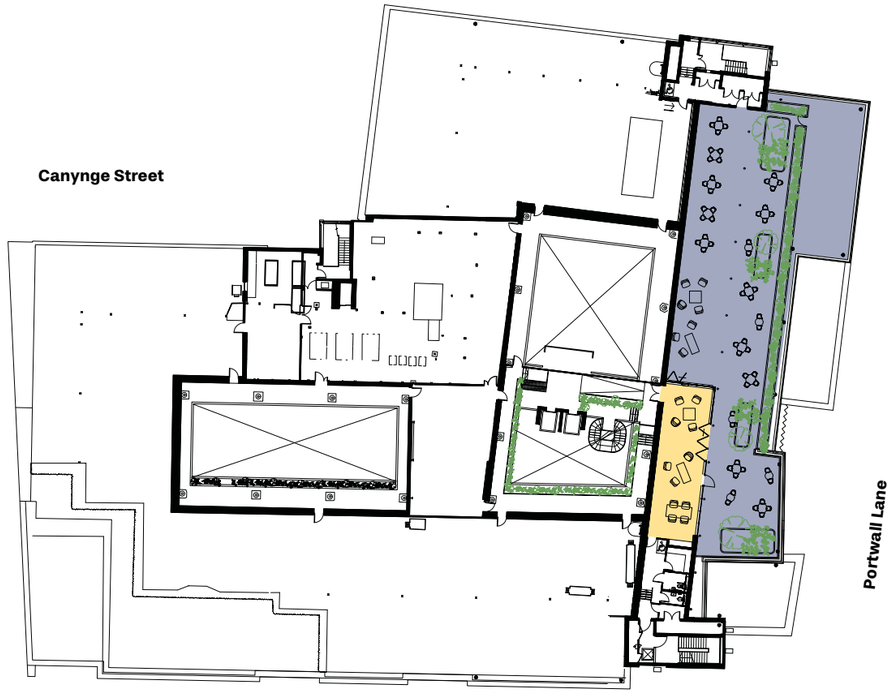
Office	32,152 Sq Ft (2,987 Sq M)
External Terraces	3,128 Sq Ft (291 Sq M)



Bristol's LARGEST
communal roof terrace

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)
Total	**42**

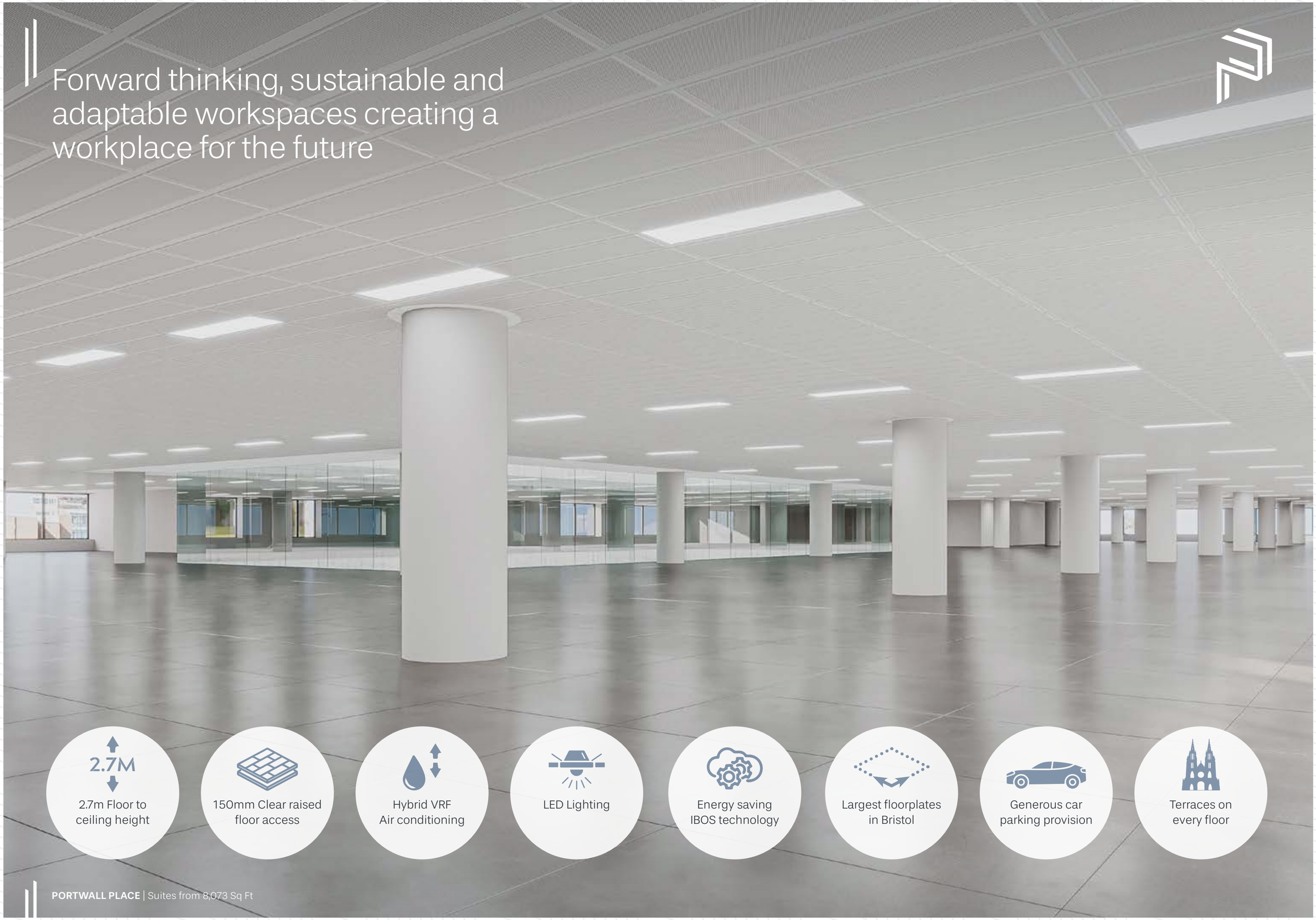
Upper Ground Floor Parking Provision

Standard	28
EV Charging	12
Accessible	9 (incl 2 EV)
Total	**47**





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



- 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

Carbon Emission "VERY LOW"

Biodiversity & Connection with Nature

Circular Economy & Design for Disassembly

BREEAM®

Target Excellent

ACTIVE SCORE CERTIFICATION

Target Platinum

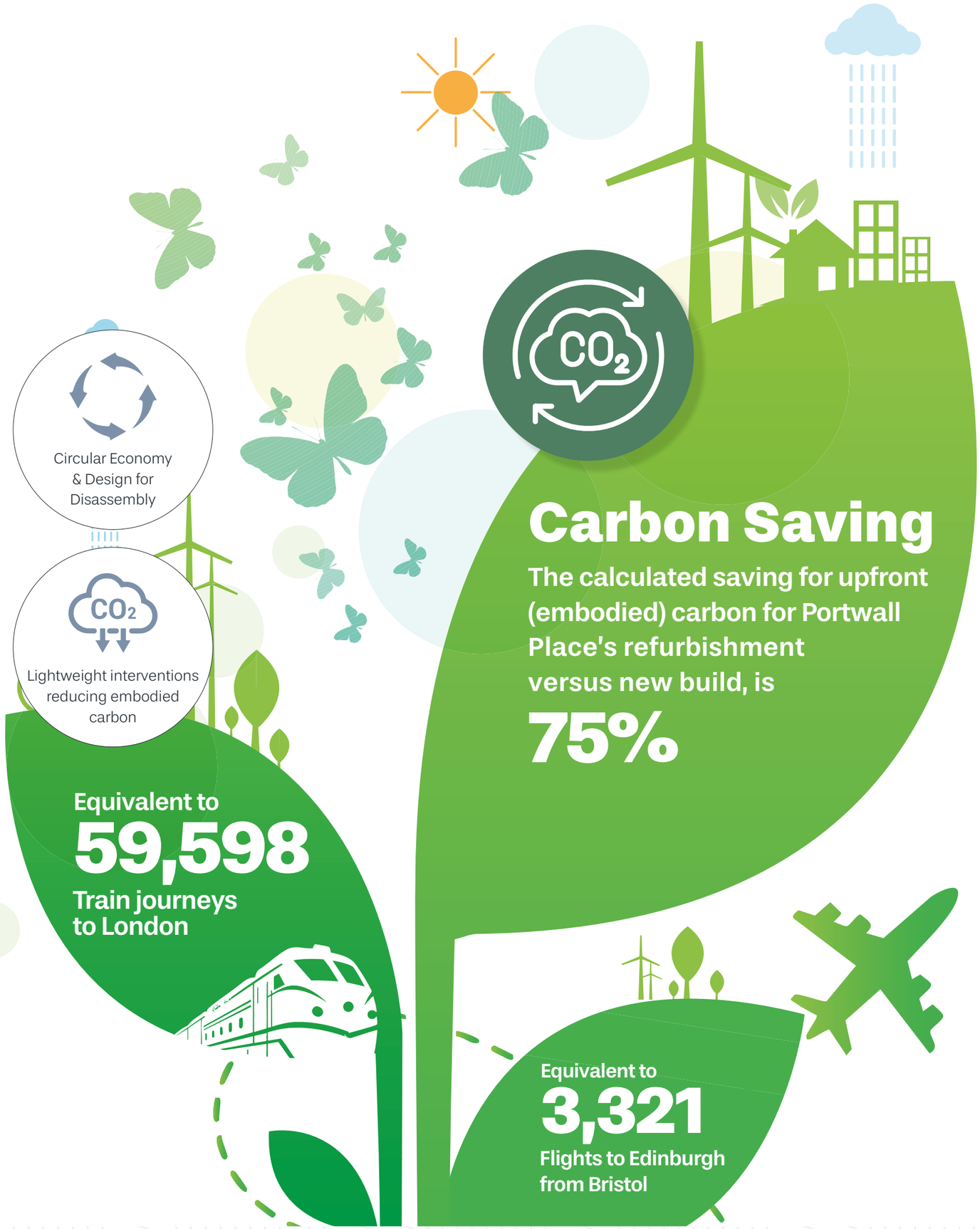
Heat loss / gains

Lightweight interventions reducing embodied carbon

New Photovoltaics on the roof

Rainwater management

Optimising Existing Fabric / Minimising Demolition



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

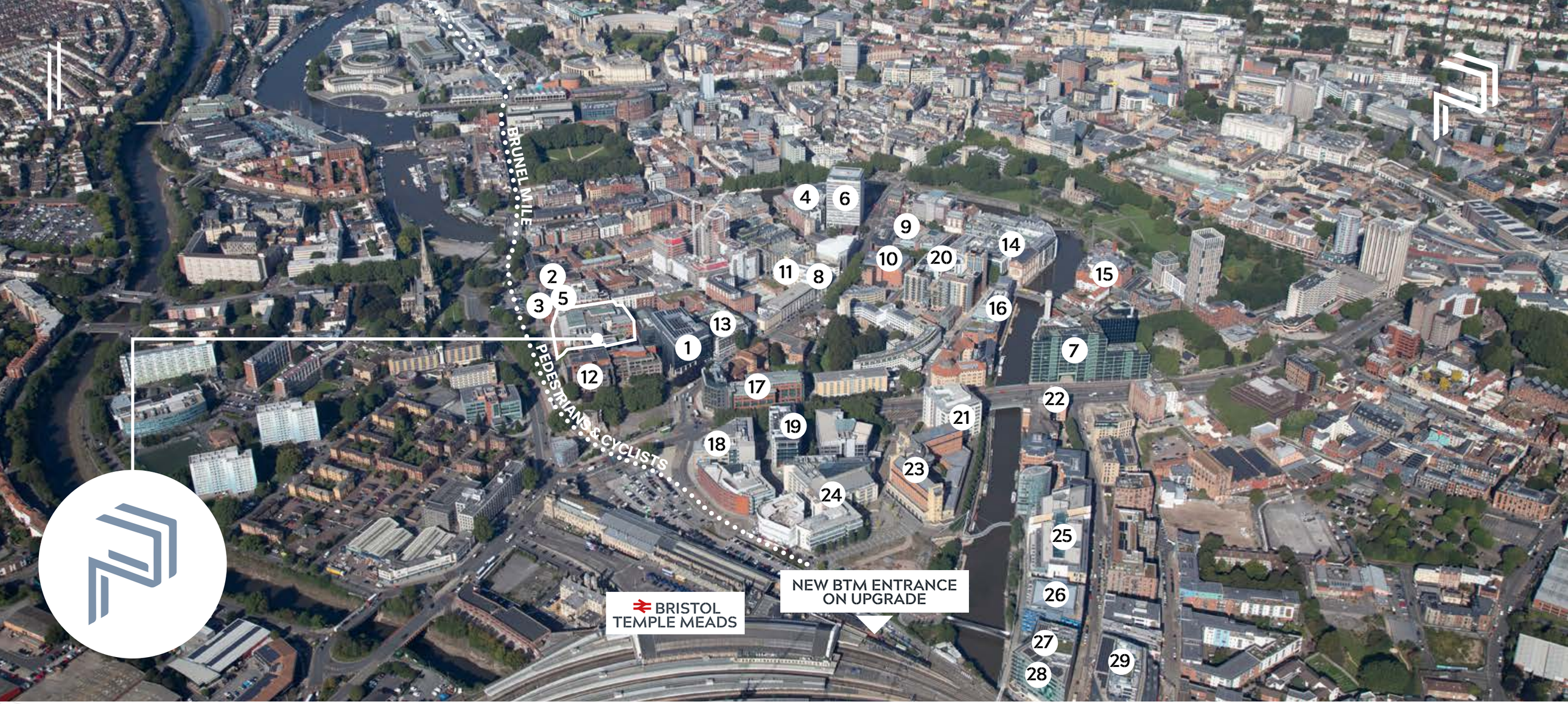
Hotels

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



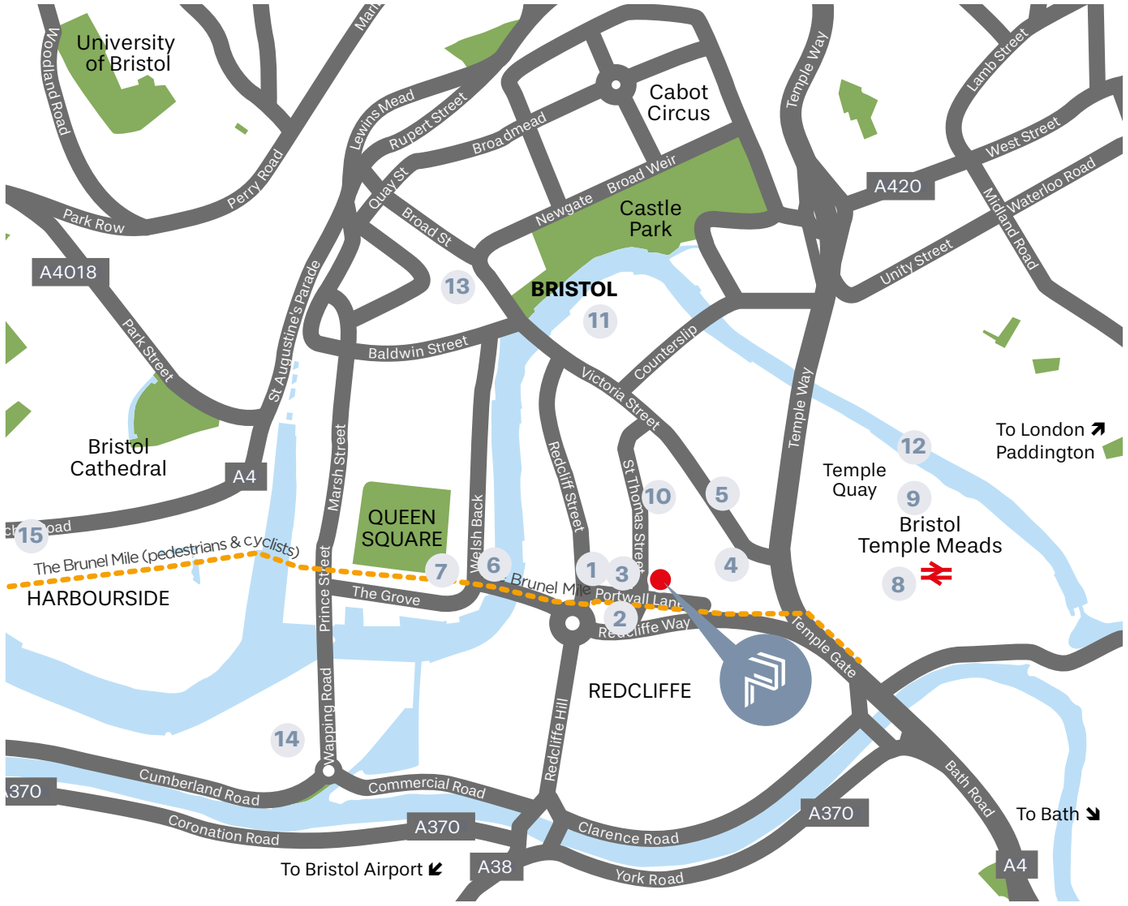


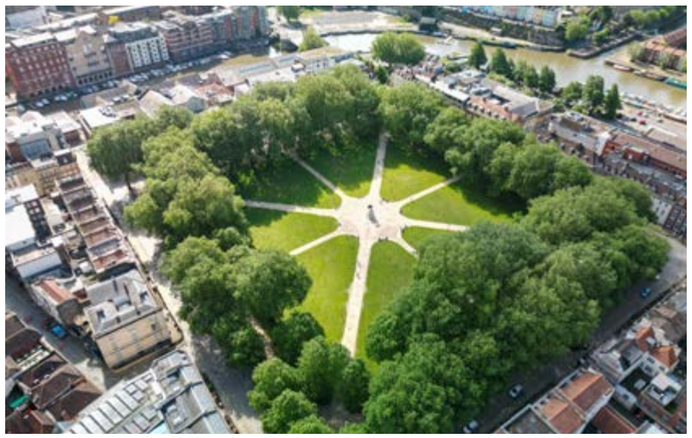
Portwall Place

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

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

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	BoxHall	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 2026

- 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.





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:

CSquared

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A BGY designed project

BGY

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Designed by Moose Studios. February 2026.