

# ninety

NINETY VICTORIA STREET | BRISTOL

FULLY FITTED GROUND FLOOR SUITE TOTALLING 5,076 SQ FT (48 DESKS)



Indicative CGI

## The Building

Prominently positioned on Victoria Street, Ninety is a four-storey detached office building, just a few minutes' walk from Bristol Temple Meads.



Enhanced entrance and refurbished reception.



A new dedicated cycle hub.



Spa-quality showers, drying lockers and changing facilities.



EPC A and fully electric building.

**BREEAM**<sup>®</sup> BREEAM Excellent.



New Hybrid VRF air conditioning.



EV charging points for both cars and bikes.



PV installation on the roof.



Indicative CGI

A REIMAGINED  
RECEPTION PROVIDING A  
WARM AND WELCOMING  
SPACE FOR BOTH  
OCCUPIERS AND VISITORS



Indicative CGI



Indicative CGI



Indicative CGI

New end of journey facilities that have  
been thoughtfully designed.




Indicative CGI




The ground floor will be refurbished to provide a fully fitted suite with new LED lighting, a suspended metal-tile ceiling, raised floors and air conditioning.

## Availability

5,076 sq ft (471.6 sqm)

 Parking (4 car parking spaces are allocated)

 Cycle Store

 Showers, Lockers & WCs

 Reception

 Ground Floor Office Suite

Desks 48

Meeting Rooms 3

Kitchenette 1

Breakout Space 1





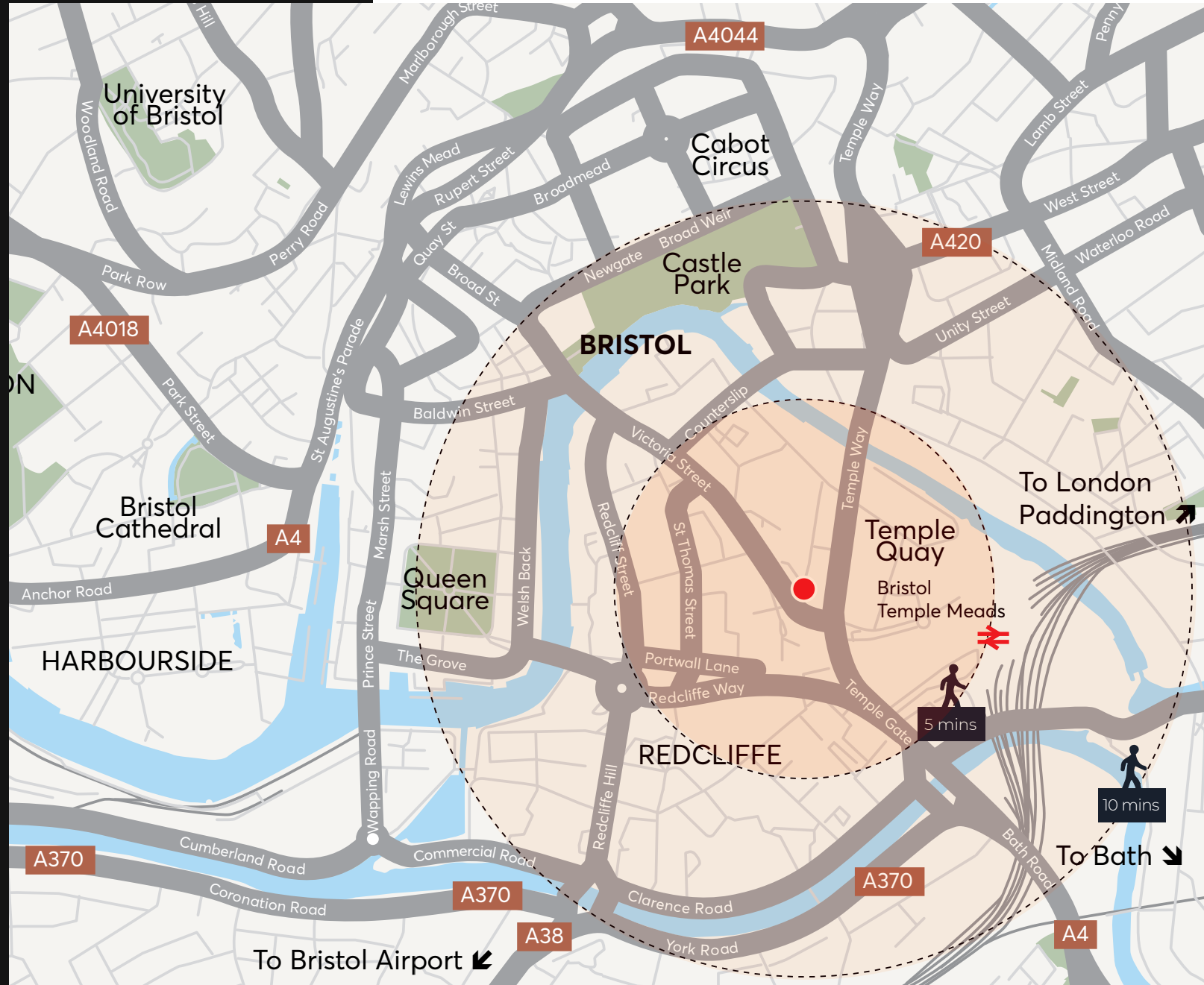
- Bristol Temple Meads** 4 mins (0.1 mile)
- Finzels Reach Market** 6 mins (0.3 miles)
- St. Nicholas Market** 9 mins (0.4 miles)



- M32 Motorway** 6 mins (1.6 miles)
- M4 Motorway** 15 mins (7 miles)
- Bristol Airport** 19 mins (8.8 miles)



- Cardiff Central** 45 mins
- Birmingham New Street** 1hr 21 mins
- London Paddington** 1hr 37 mins



## An Aerial View

CENTRALLY  
LOCATED...

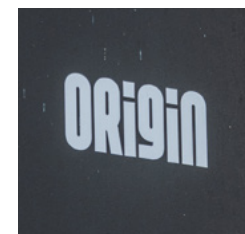
- 1 Marco Olive Branch
- 2 Kings Head
- 3 Greggs
- 4 Cornubia
- 5 Pret
- 6 Origin Coffee
- 7 Finzels Reach Food Market
- 8 Left Handed Giant
- 9 Bocabar
- 10 Spicer & Cole
- 11 Coffee Collective
- 12 Prime by Pasture
- 13 Press Cafe
- 14 Coffee Box
- 15 Hart's Bakery
- 16 Starbucks
- 17 Knights Templar
- 18 Double Puc
- 19 Mokoko Bakery
- 20 Bakealicious
- 21 Leonardo Hotels
- 22 Hilton Garden Inn





## The Surrounding Area

Ninety is surrounded by an abundance of amenities where you can eat, drink and socialise.





## CONTACT

For more information or enquiries,  
please contact the agents below:



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