

Victoria Street, Bristol

EO⁵

Fully Fitted Office Space
5th Floor 27,391 sq ft (2,545 sq m)



E Q

A new seven storey BREEAM Outstanding building fronting Victoria Street, at the heart of Bristol's prime commercial district.

- Exceptional building amenities
- Futureproofed specification
- Double height reception



Built with sustainability at its core.



Net Zero Carbon Offices



EPC A



BREEAM Outstanding



NZC in Operation



EV car parking



Cycle parking



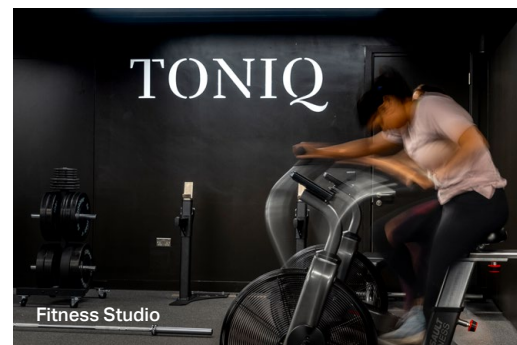
SEVEN

ROOFTOP & LOUNGE

Exceptional building amenities



Ground Floor Café



Fitness Studio



Roof Terrace



Cycle and changing facilities



Cycle Spaces



Auditorium Event Space



Ground floor
café



Roof terrace
with event space/
business lounge



Fitness studios with
full programme
of classes



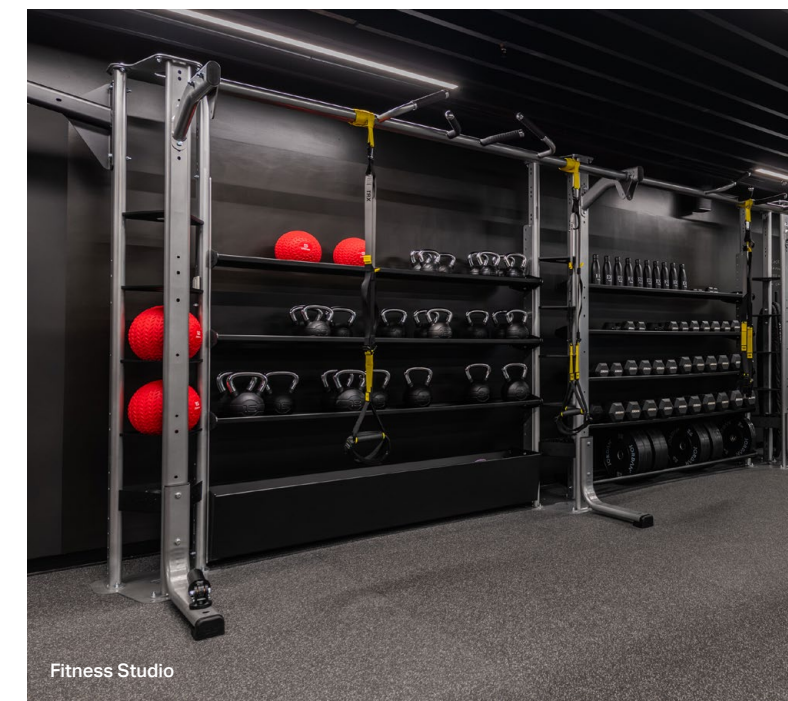
Unrivalled
cycle facilities



Auditorium
event space



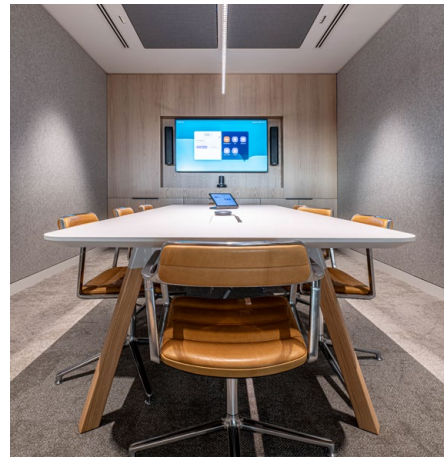
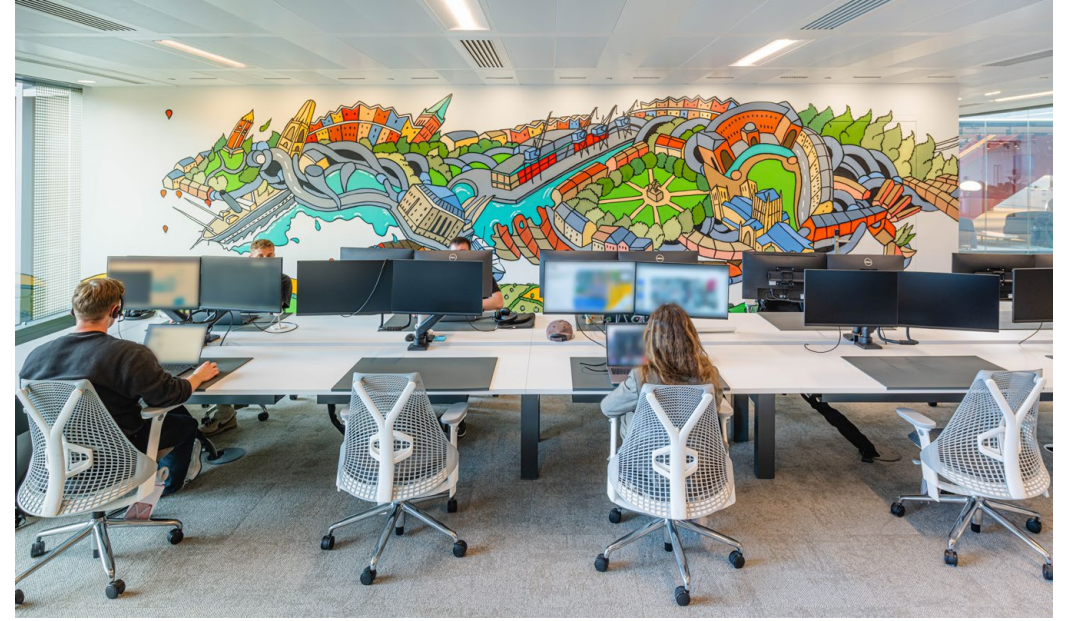
Smart Enabled –
Building App



Fitness Studio



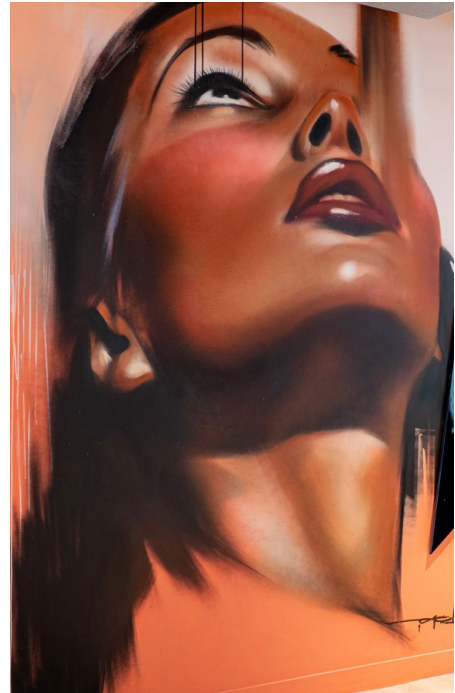
5th Floor Available To Let



EQ

The 5th floor is available immediately by way of a sub lease for a term to be agreed.

The accommodation is available fully fitted.
Car parking can be made available.



EQ



5th Floor Plan
Accommodation

27,391 sq ft (2,545 sq m)



Shortlisted for
BCO awards for
best office fit-out



Fully fitted
office floor



High quality
furniture



Meeting
rooms



Break out
areas

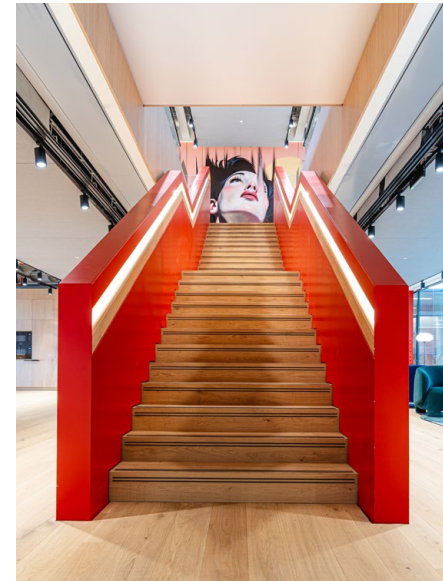


Kitchenette



VRF heating/
cooling system

Victoria Street



Bristol City Centre



EQ

Prominently situated in Bristol's prime commercial district.

Redcliffe

- Pasture
- The Coffee Box
- Portwall Tavern
- Coffee#1
- Hole In The Wall

Finzels Reach

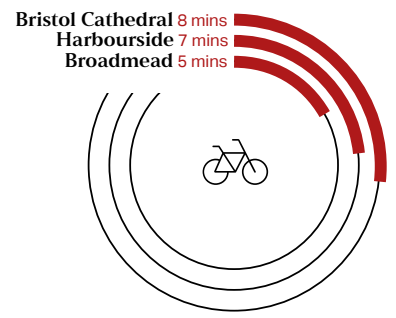
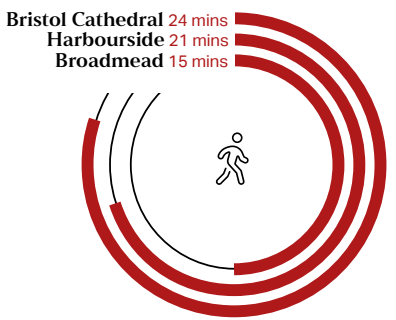
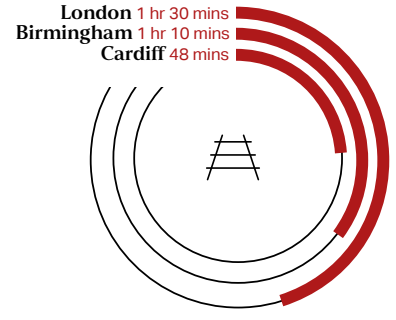
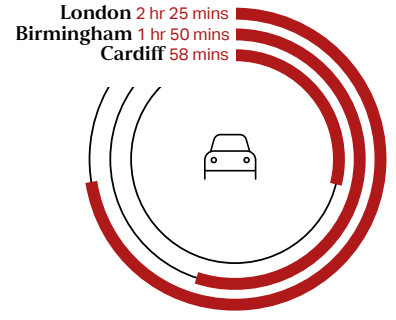
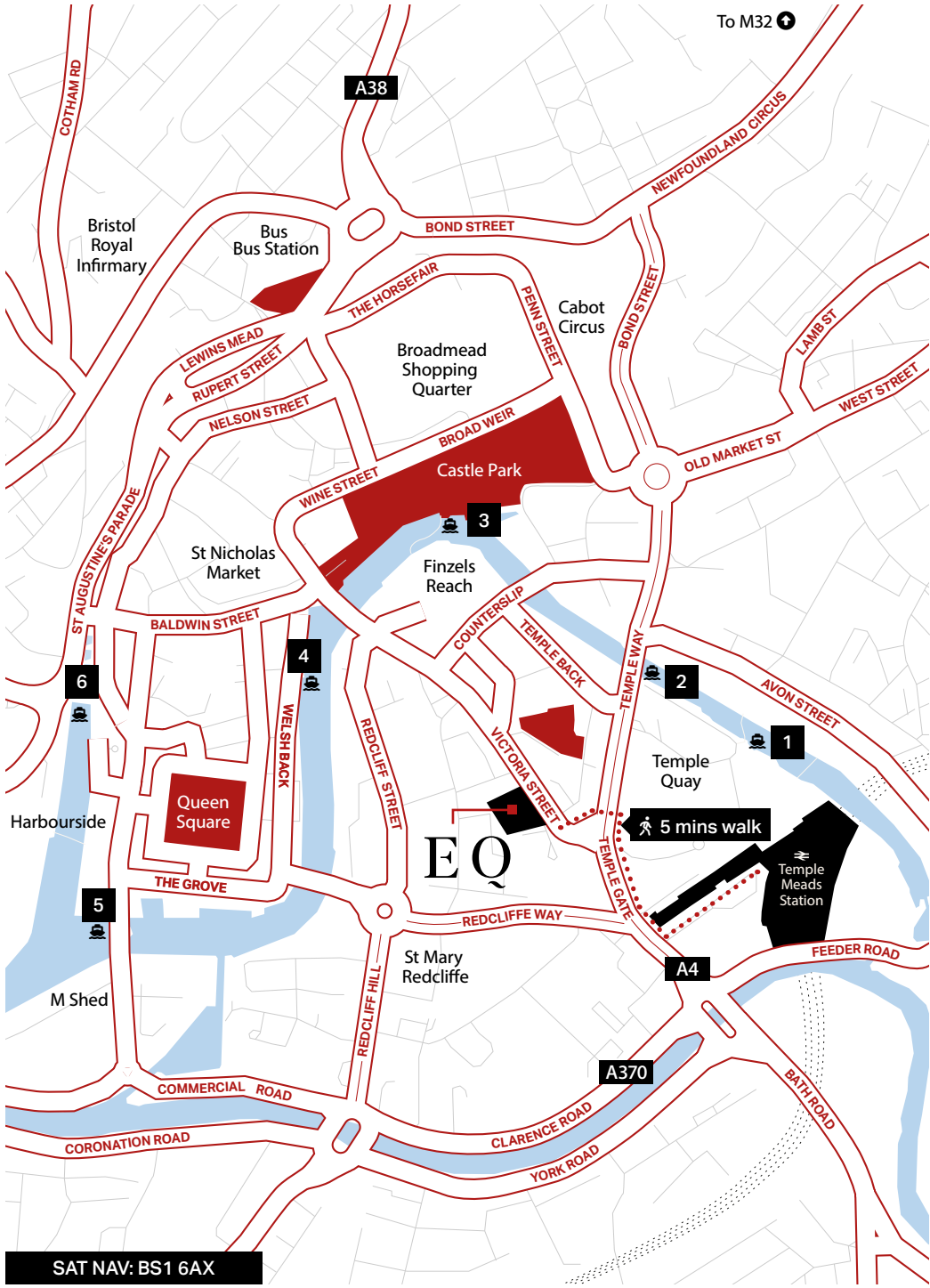
- Bocabar
- Le Vinoble
- Spicer & Cole
- Pret A Manger
- Left Handed Giant

Temple Quay

- Starbucks
- Veeno
- Double Puc
- Greggs
- Mokoko Coffee & Bakery

Harbourside

- Las Iguanas
- Ritorno Lounge
- Za Za Bazaar
- BrewDog
- Slug & Lettuce



EQ

Located only 5 minutes walk from Bristol Temple Meads railway station.



- Bristol Ferry Stops:**
- 1 Temple Meads
 - 2 Temple Bridge Landing
 - 3 Castle Park Landing
 - 4 Welsh Back
 - 5 Prince Street Bridge
 - 6 Bristol City Centre Ferry Landing



EQ⁵

Rates

The sub tenant to be liable for the associated Business Rates. Interested parties are advised to make their own enquiries with the Local Authority.

Legal Costs

Each party is to bear their own legal and surveyor costs incurred in the transaction.

VAT

All figures are quoted exclusive of VAT.

Further Information

For further information please contact the sole agents:

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