



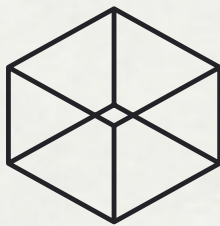
TAYLOR & BOND  
BRISTOL



# DESIGNED FOR WORK.

Welcome to Taylor & Bond, the outstanding 21,177 sq ft office scheme at the heart of Bristol city centre.

The office accommodation is arranged over the six upper floors offering CAT A and fully fitted options, with the sixth floor featuring a private roof terrace.



OPEN PLAN  
OPTIONS

OR



FULLY FITTED  
OPTIONS



# SETTING NEW STANDARDS.

The building's design puts tenant well-being front and centre, creating an environment to promote creativity and productivity.

Beyond the entrance, the new reception and ground floor provide spaces for occupiers and visitors to meet, collaborate and relax. This includes a lounge area with bar – perfect for events – as well as a multi-use wellness/reading room space.

# SPECIFICATION.



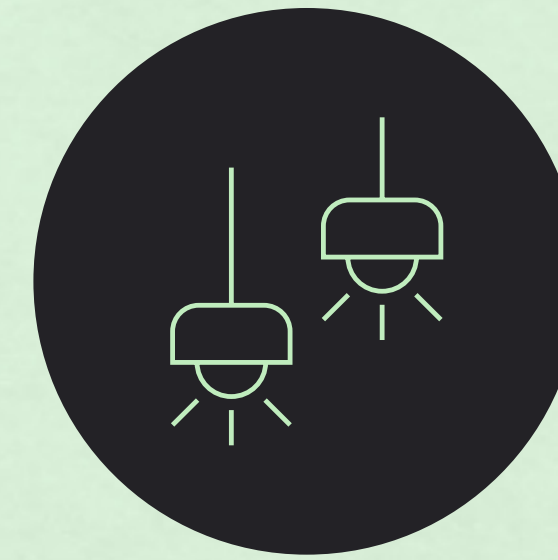
AVAILABLE OPEN PLAN  
OR FULLY FITTED



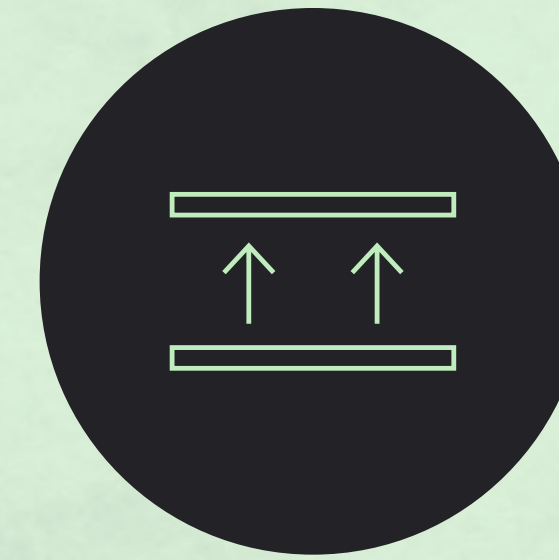
VRF AIR  
CONDITIONING



EXPOSED  
SERVICES



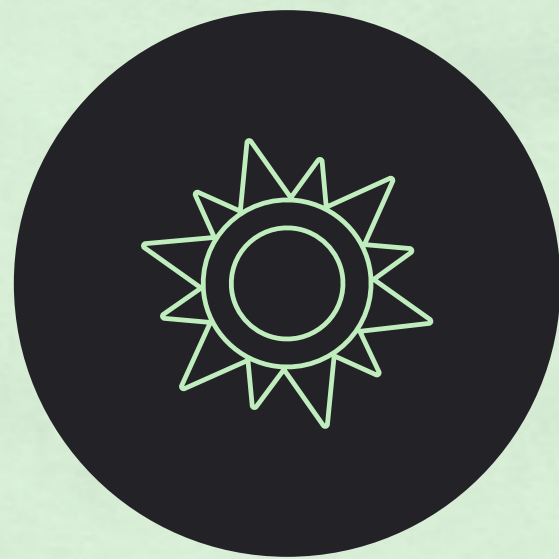
ADAPTIVE LED  
LIGHTING



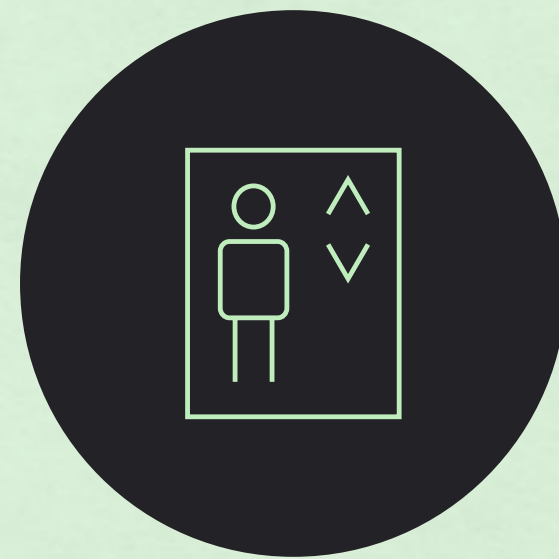
RAISED ACCESS  
FLOOR



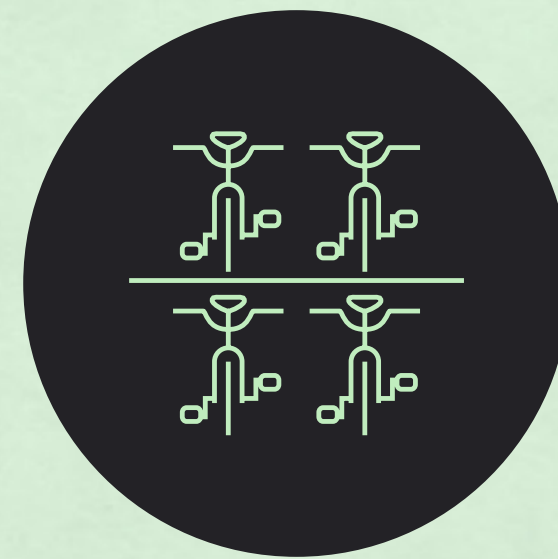
OPENABLE  
WINDOWS



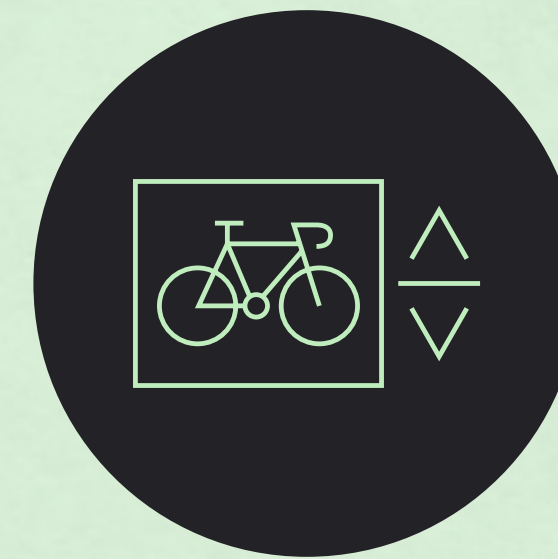
EXCELLENT  
NATURAL LIGHT



2 X  
PASSENGER LIFTS



59  
CYCLE SPACES



DEDICATED  
CYCLE RAMP



70  
LOCKERS

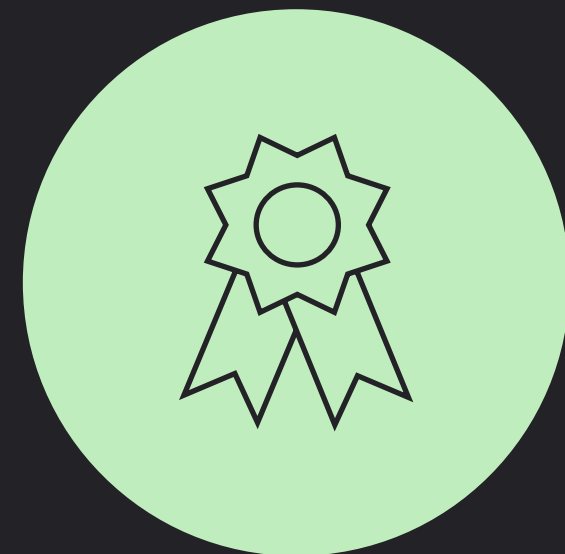


6TH FLOOR  
TERRACE

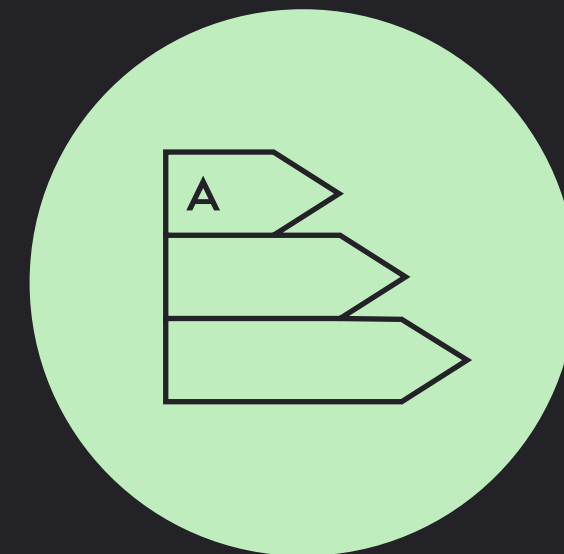
# ESG & WELL-BEING.



TARGETING  
WIREScore PLATINUM



TARGETING  
BREEAM EXCELLENT



TARGETING  
EPC A



TARGETING  
CYCLEHEART PLATINUM



TARGETING  
ACTIVEScore PLATINUM



ENHANCED  
CONCIERGE SERVICES



UNISEX & GENDER  
NEUTRAL SHOWER /  
CHANGING FACILITIES



READING ROOM  
& EVENTS SPACE



MULTI-FUNCTIONAL  
WELLNESS SPACE



PRET ON THE  
GROUND FLOOR

TAKE  
A LOOK  
AROUND...



# Reception



# Wellness lounge



# CAT A Typical floor



# CAT A+ Typical floor



# CAT A+ typical floor kitchenette



## CAT A+ 6th floor



## Private roof terrace - 6th floor



# Unisex changing facilities

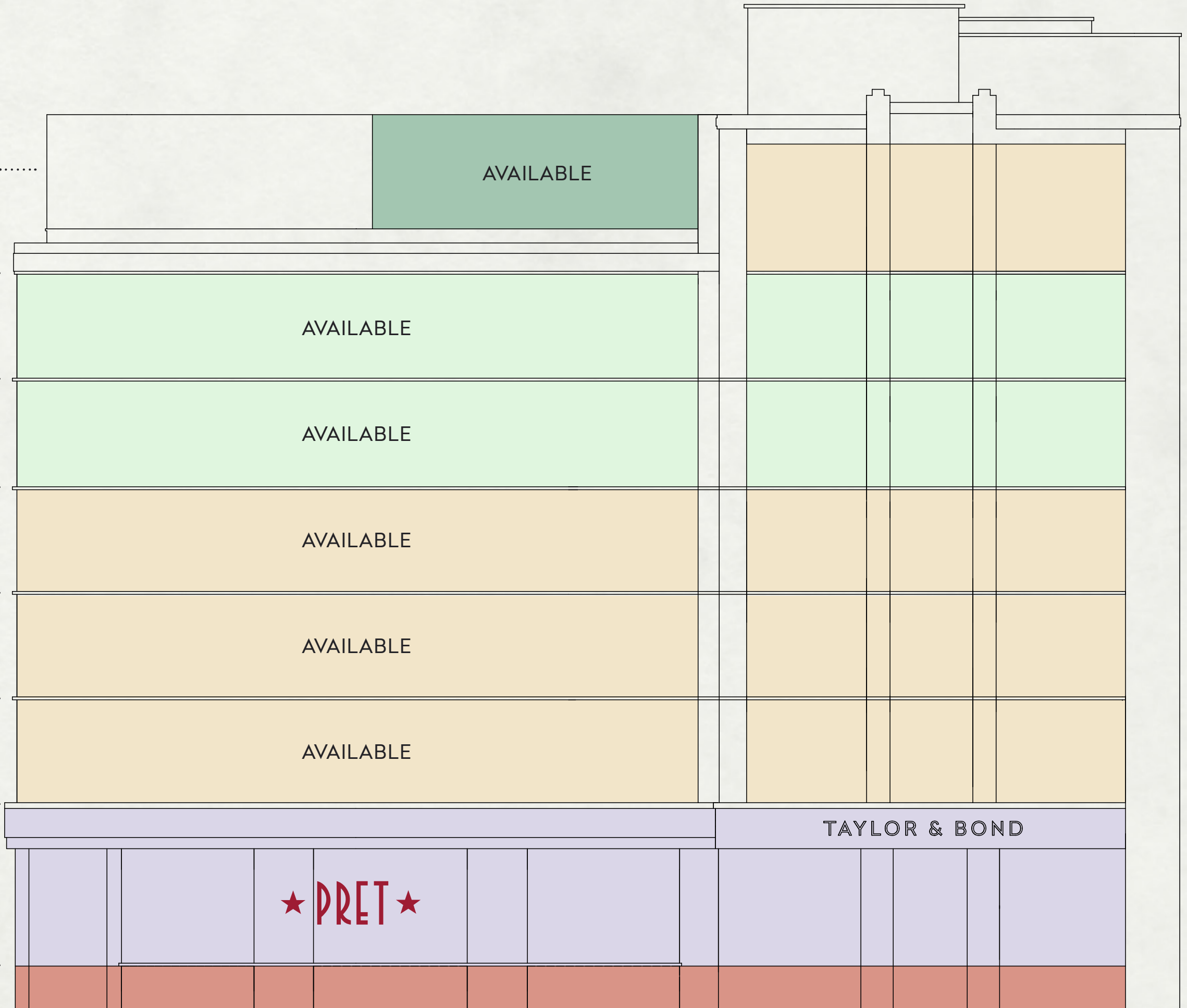
- ^ WC
- Lockers
- > **Cycle Parking**

# Cycle store



# ACCOMMODATION

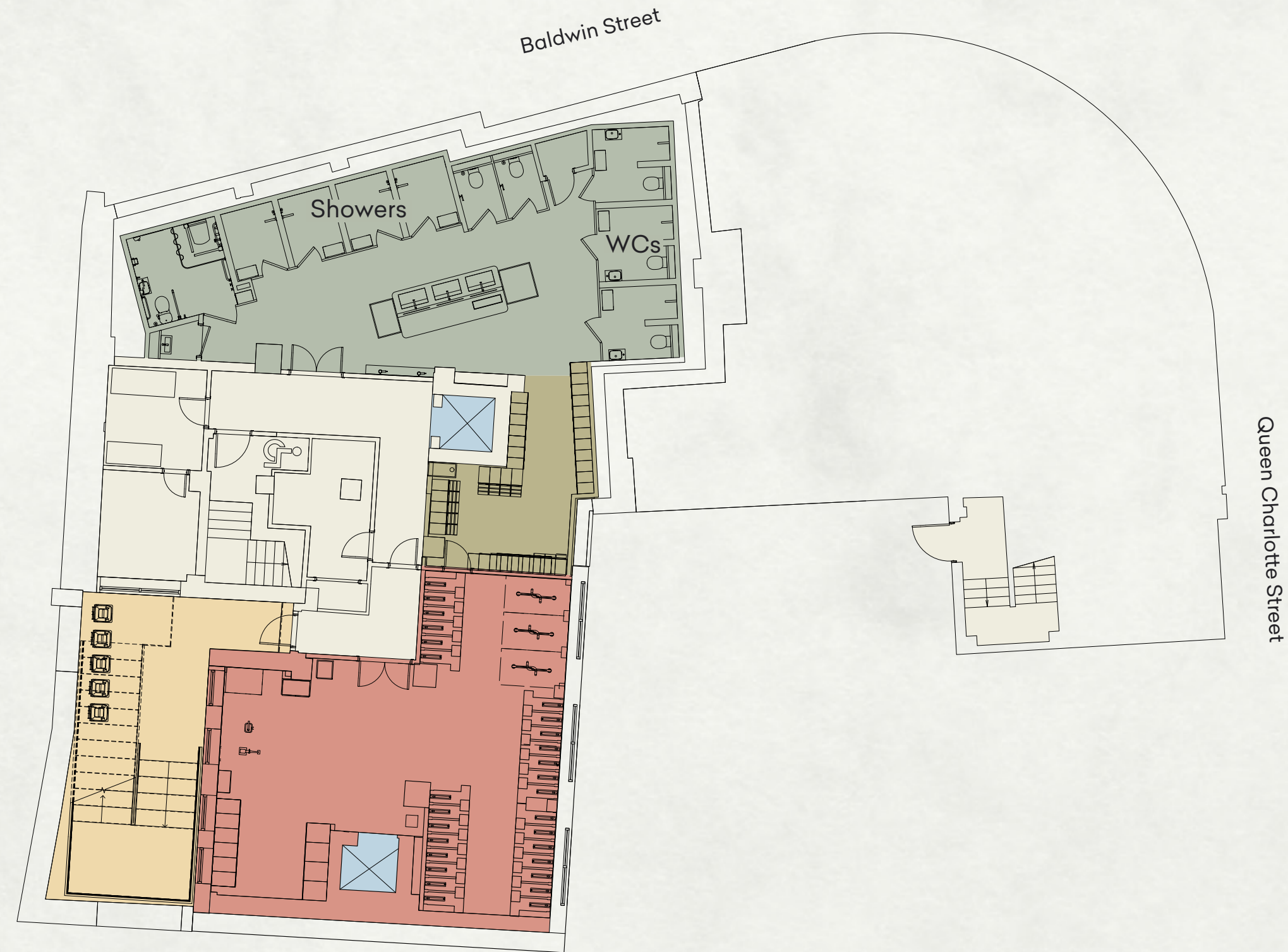
FLOOR	USE	CONDITION	SQ FT	SQ M
6th	Office A	CAT A+	2,102	195
	Terrace		571	53
5th	Office	CAT A	3,815	354
4th	Office	CAT A	3,815	354
3rd	Office	CAT A+	3,815	354
2nd	Office	CAT A+	3,815	354
1st	Office	CAT A+	3,815	354
Ground	Reception and Lounge		1,977	184
Lower Ground	End of journey facilities		2,063	192
<b>Available Office Total</b>			<b>21,177</b>	<b>1,967</b>



CAT A+ office ●      CAT A office ●      Terrace ●  
 Reception / lounge ●      End of trip facilities ●

# LOWER GROUND

# GROUND



- Bike store
- Unisex showers and changing
- Lockers/ change / drying room
- Bike ramp
- Core
- Lifts

- Reception
- Lounge / wellness space
- Bike ramp
- Accessible WC
- Core
- Retail
- Lifts

For indicative purposes only. Not to scale.



## TYPICAL FLOOR (4TH / 5TH)

Office 3,815 sq ft / 354 sq m

## 1ST / 2ND / 3RD FLOOR – CAT A+

Office 3,815 sq ft / 354 sq m

Workstations	40
Informal desks	06
10 person meeting room	01
4 person meeting room	01
Breakout areas	03
Kitchenette	01
Reception / waiting area	01
<b>Total occupancy</b>	<b>40</b>



- CAT A Office
- Core
- Lifts

Queen Charlotte Street



- CAT A+ Office
- Core
- Lifts

Queen Charlotte Street

For indicative purposes only. Not to scale.



# 6TH FLOOR

Office 2,102 sq ft / 195 sq m

Workstations	21
12 person meeting room	01
4 person meeting room	01
Breakout areas	03
Kitchenette	01
Total occupancy	21



- CAT A+ Office
- Private terrace
- Core
- Lifts

Queen Charlotte Street



For indicative purposes only. Not to scale.



CAT A+ TYPICAL FLOOR KITCHENETTE

# A VIBRANT CITY LIFE.

Renowned for its social and leisure scene, Bristol offers a unrivalled mix of high street and independent amenities.

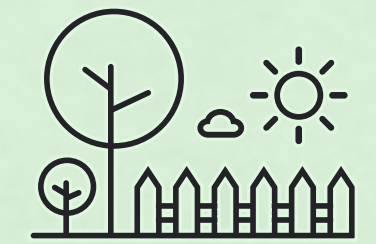
Whether it's for that morning coffee, meeting for lunch, a spot of retail therapy or a post work evening out, everything you need is within easy reach.



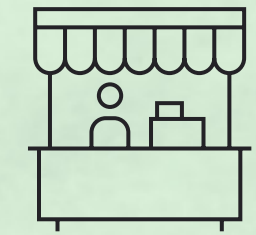
QUEEN SQUARE



BOCOBAR



BRISTOL IS HOME TO OVER 400 PARKS AND GREEN SPACES



ST NICHOLAS MARKET BOASTS AN EXCEPTIONAL RANGE OF INDEPENDENT RETAILERS



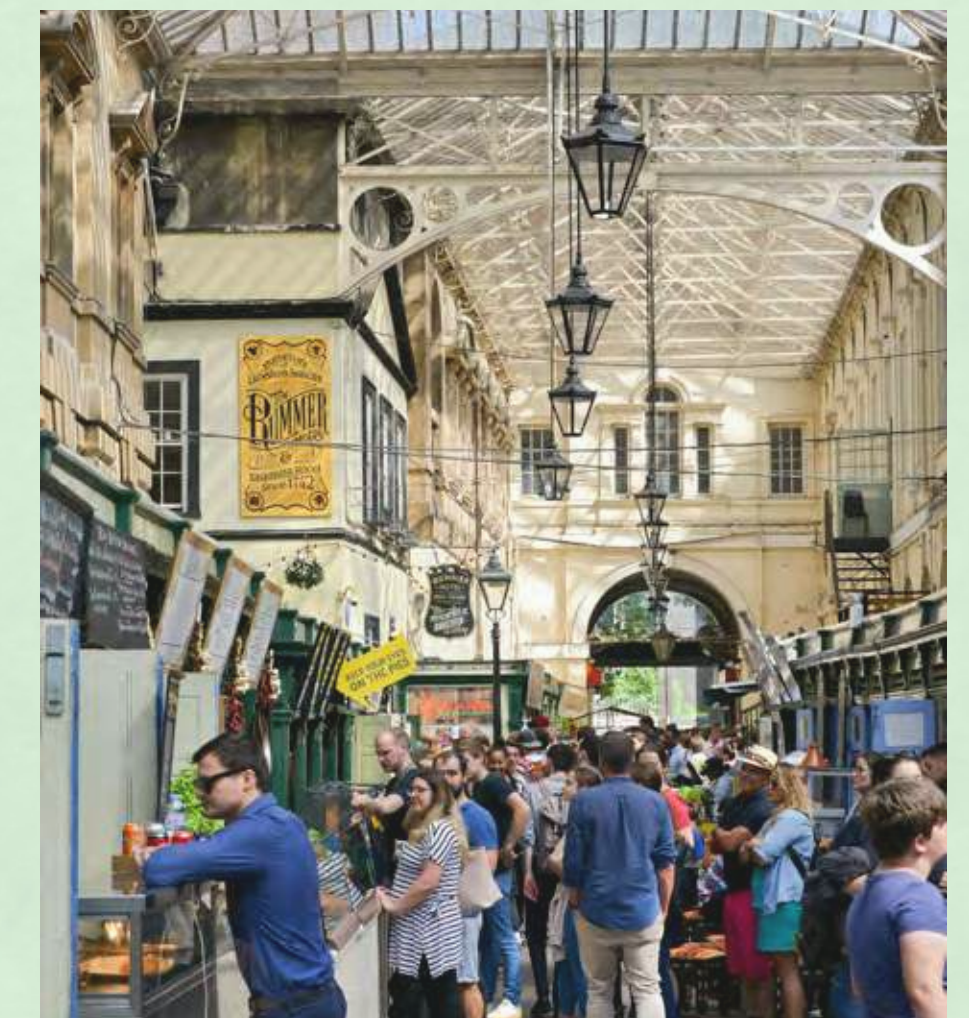
BARISTAS COFFEE COLLECTIVE



LEFT HANDED GIANT



BRISTOL OLD VIC



ST NICHOLAS MARKET





# FURTHER INFORMATION.

## Terms

Upon application.

## Viewings

Strictly the joint sole letting agents.

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TAYLORANDBOND.CO.UK



Misrepresentations Act 1967: Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. November 2025.  
Designed by Cre8te - 020 3468 5760 - cre8te.london

A development by:

# CONSORTIA