

PRUDENTIAL BUILDINGS

WINE STREET, BRISTOL BS1 2PH



PRUDENTIAL
BUILDINGS

AN OPPORTUNITY FOR BUSINESSES TO GROW AND THRIVE

The Prudential Buildings stands prominently at the heart of the historic Old City.

Sitting at the junction of Bristol's four founding streets, the building is nestled between the vibrant community of St Nicholas Market, the waterfront green of Castle Park and Bristol Shopping Quarter.

Behind the grand period stone façade and signature columns, you will discover flexible, contemporary Grade A office space that has been extensively refurbished to provide opportunity for businesses to grow and thrive.





PRUDENTIAL
BUILDINGS

THE BUILDING

Uniquely set within this seven-storey building, the interior presents light, spacious, and open office accommodation with exposed services and beams to provide a modern, contemporary environment.

A newly refurbished concierge reception, accessed directly off Wine Street, provides a gateway to the businesses inside.

The building also boasts secure basement and courtyard car parking, alongside extensive 'end of trip' facilities with bike and scooter storage, charging stations, aerated lockers, changing and drying rooms and shower facilities.



PRUDENTIAL
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AVAILABILITY

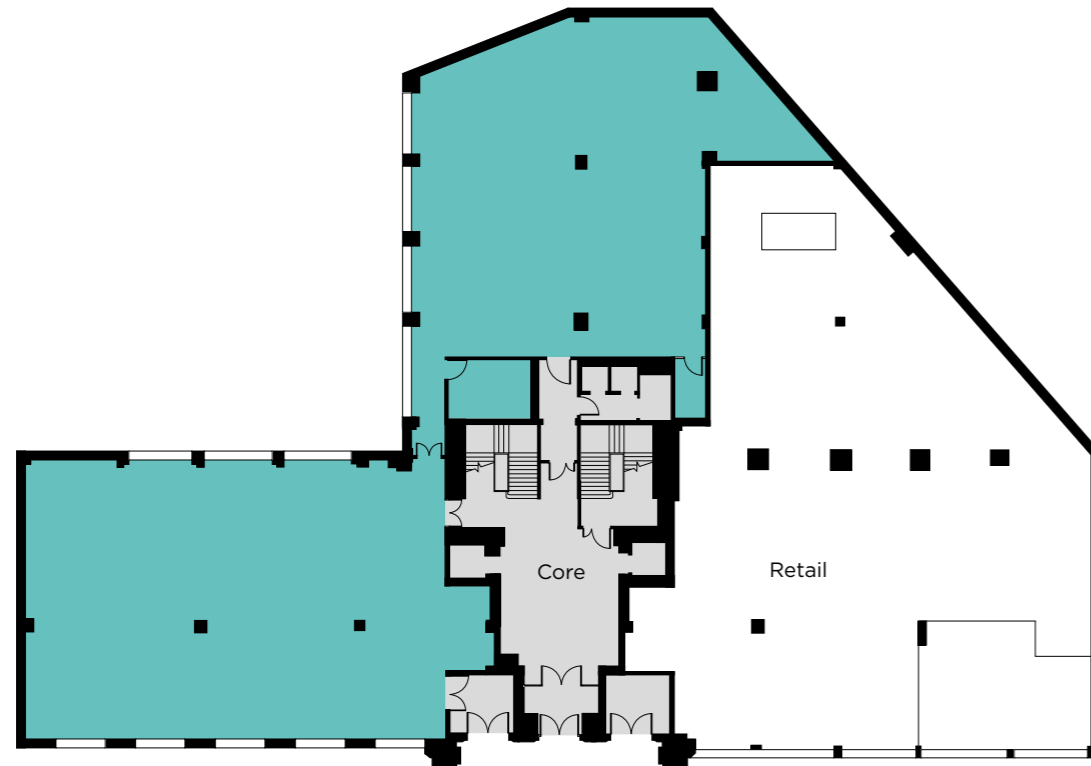
Following extensive refurbishment to bring high specification accommodation to the market, the available space sits over the ground and second floors. Suites are available from 2,404 Sq Ft to 8,880 Sq Ft.

Floor	Area (Sq Ft)	Area (Sq M)
Second Suite B	6,473	601.4
Second Suite A	2,404	233.3
Ground	5,869	545.2
Total	14,746	1,369.9





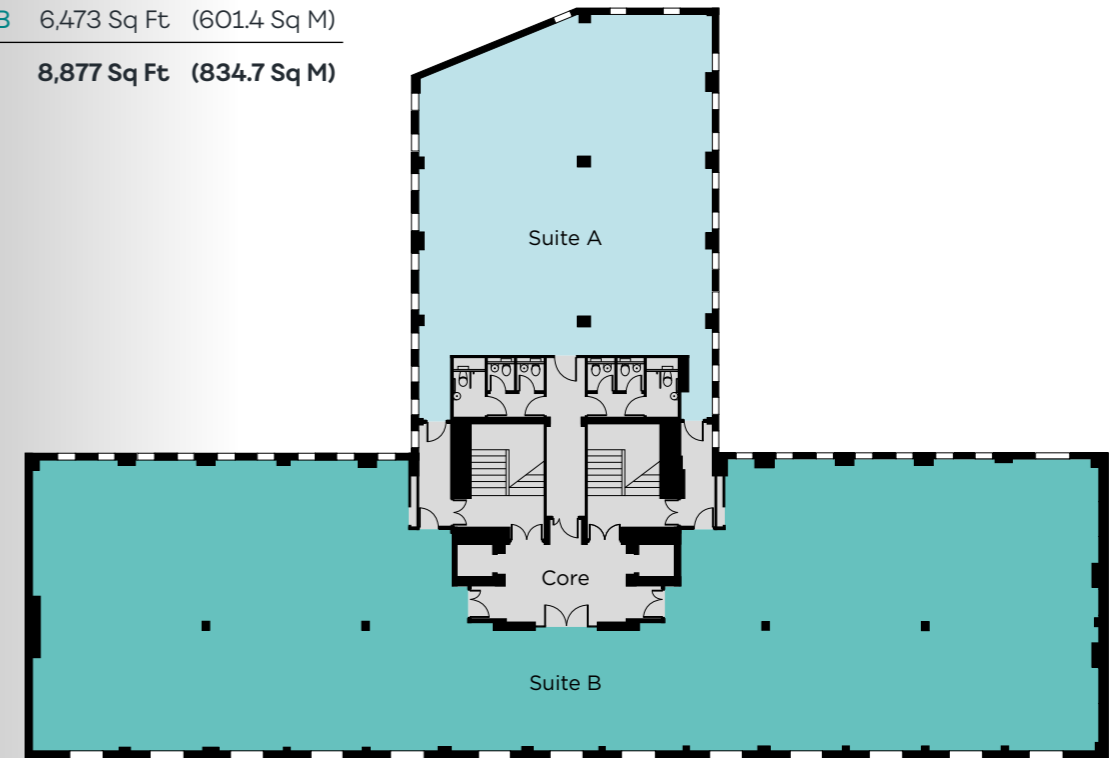
Ground Floor
5,869 Sq Ft (545.2 Sq M)



Wine Street

Second Floor
Suite A 2,404 Sq Ft (233.3 Sq M)
Suite B 6,473 Sq Ft (601.4 Sq M)

Total 8,877 Sq Ft (834.7 Sq M)



Wine Street

A HIGH SPECIFICATION BUILDING OFFERING A WIDE RANGE OF AMENITIES



NEW LED
LIGHTING



VRF AIR
CONDITIONING



PASSENGER
LIFTS



RAISED ACCESS
FLOORS



EXPOSED
SERVICES



FRESH AIR
CIRCULATION



BIKE
PARKING



SCOOTER
PARKING



CAR
PARKING



ELECTRIC VEHICLE
CHARGING



ELECTRIC BIKE &
SCOOTER CHARGING



CYCLING SCORE
PLATINUM



AERATED
LOCKERS



SHOWERS &
CHANGING ROOMS



ONSITE
CONCIERGE



EPC B
RATING



ENVIABLY POSITIONED ALONGSIDE THE HISTORIC ST NICHOLAS MARKET

Situated in the heart of the city, the building is enviably positioned with numerous independent shops, cafes, restaurants, and bars on its doorstep alongside the historic St Nicholas Market.

The Old City has seen extensive investment in recent years, with the development of the historic Everards Printworks, and the opening of two 4-Star hotels, The Clayton and Bristol Harbour Hotel.

Bristol's best known independent hospitality groups have opened some of the city's most exclusive bars and eateries in the immediate area, including Milk Thistle, The Raven, Four Wise Monkeys and The Ox by the Hyde & Co Group and Cotto and Pasta Ripiena by The Bianchi's Group.



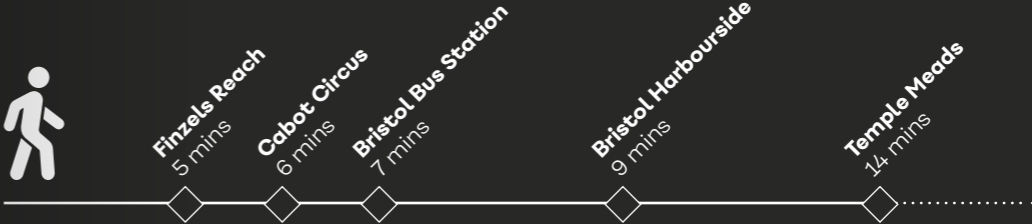
PERFECTLY CONNECTED TO THE CITY'S TRANSPORT INFRASTRUCTURE

Prudential Buildings is perfectly connected to the city's transport infrastructure, and conveniently located near the city's most vibrant quarters.

Just across the green from Castle Park and over the Floating Harbour is one of Bristol's latest thriving quarters, Finzels Reach which connects the Old City to Temple Meads.

The lively community features weekly street food markets and independent bars, restaurants and cafes including Left-Handed Giant, BocaBar, The Wellhead and Spicer & Cole.

And a short walk takes you into the centre of Bristol Shopping Quarter and the vast retail offer of Broadmead and Cabot Circus.







prudentialbuildings.com



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