

The background is a dark grey to black field filled with a repeating pattern of small, light grey fish and bubbles. The fish are oriented horizontally, and the bubbles are circular. The overall effect is a textured, aquatic-themed background.

10

WAPPING
ROAD BRISTOL
BS14RW

CONTEMPORARY CREATIVE WORK SPACE





**DOUBLE
HEIGHT
ATRIUM
RECEPTION**



**EXTERIOR
COPPER
CLADDING**



**FEATURE
WALL**

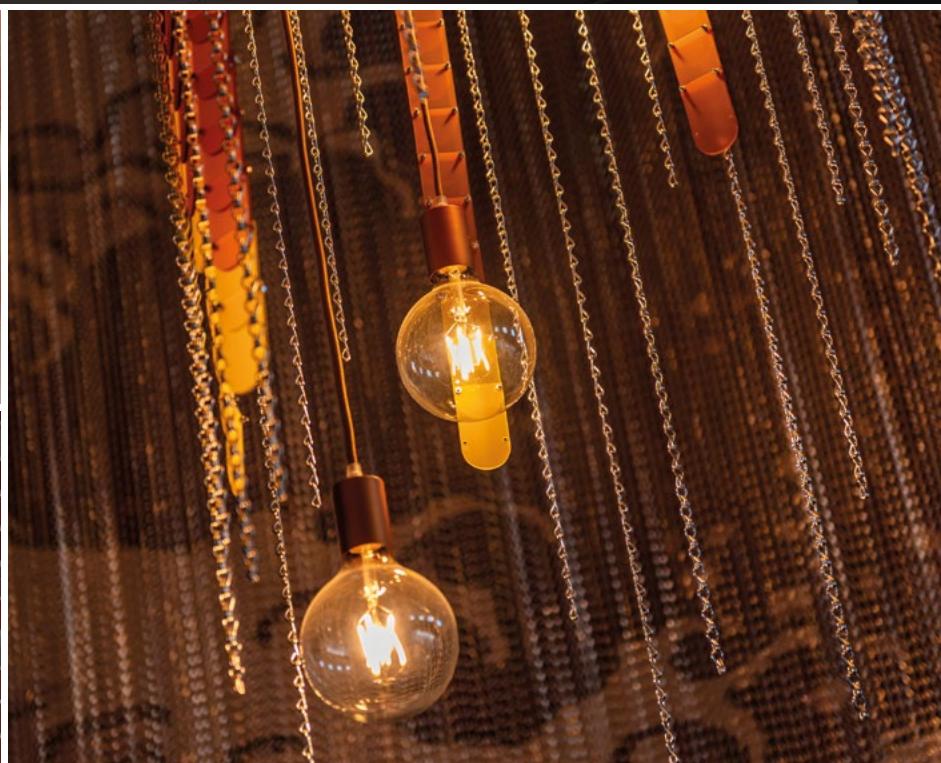


**47 ON SITE
BIKE PARKING
SPACES**



**9 ON SITE
CAR PARKING
SPACES**







FORWARD THINKING SPACE

**CAR
CHARGING
POINTS**



**FULL
FIBRE
CONNECTION**



**HEATED &
AERATED
LOCKERS**



**NATURALLY
VENTILATED**



**NEW
SHOWER
FACILITIES**

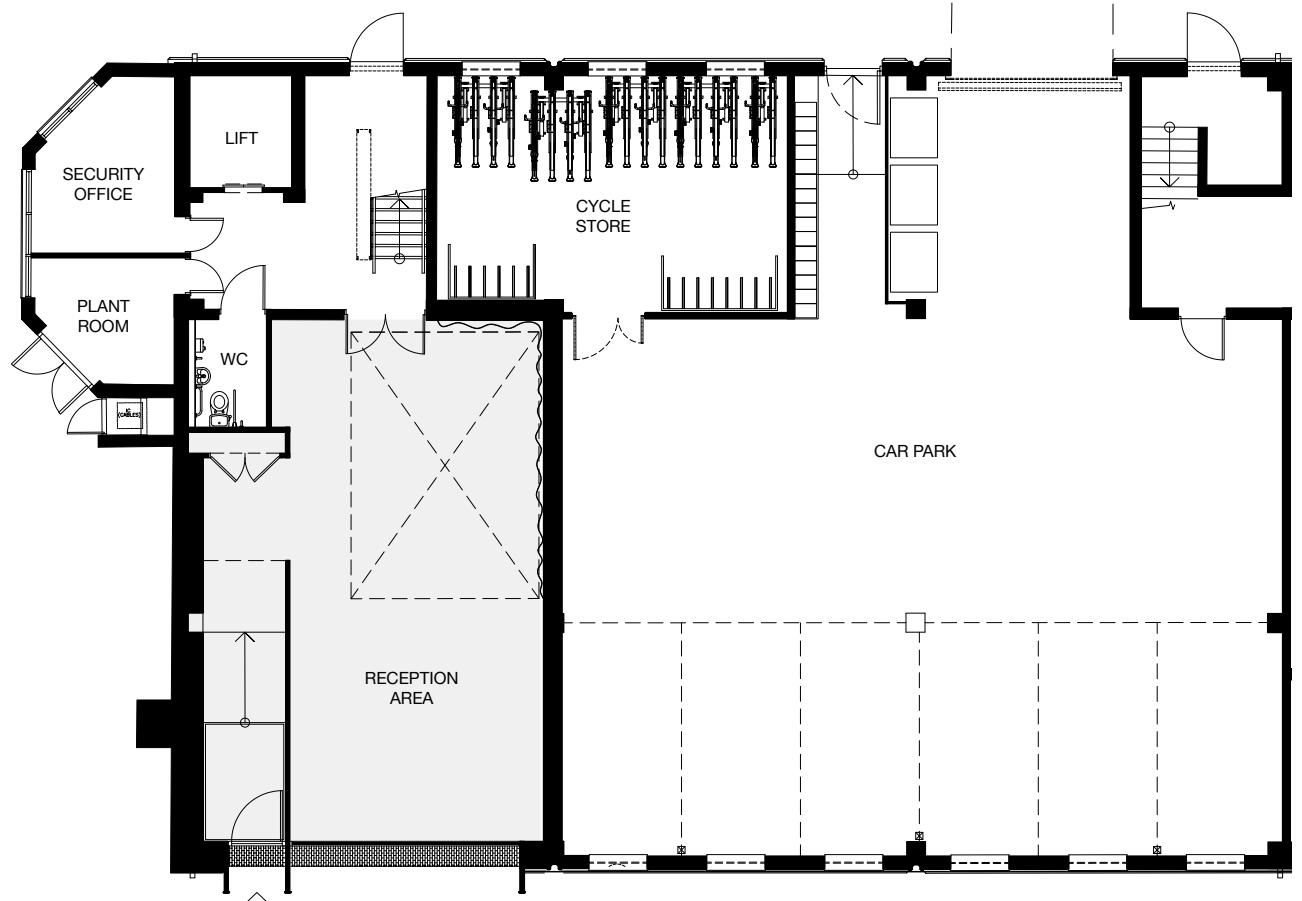
**COMFORT
HEATING/
COOLING**

**LED
LIGHTING
THROUGHOUT**

**RAISED
ACCESS
FLOORS**

FLOOR PLANS

GROUND FLOOR Reception



SCHEDULE OF AREAS

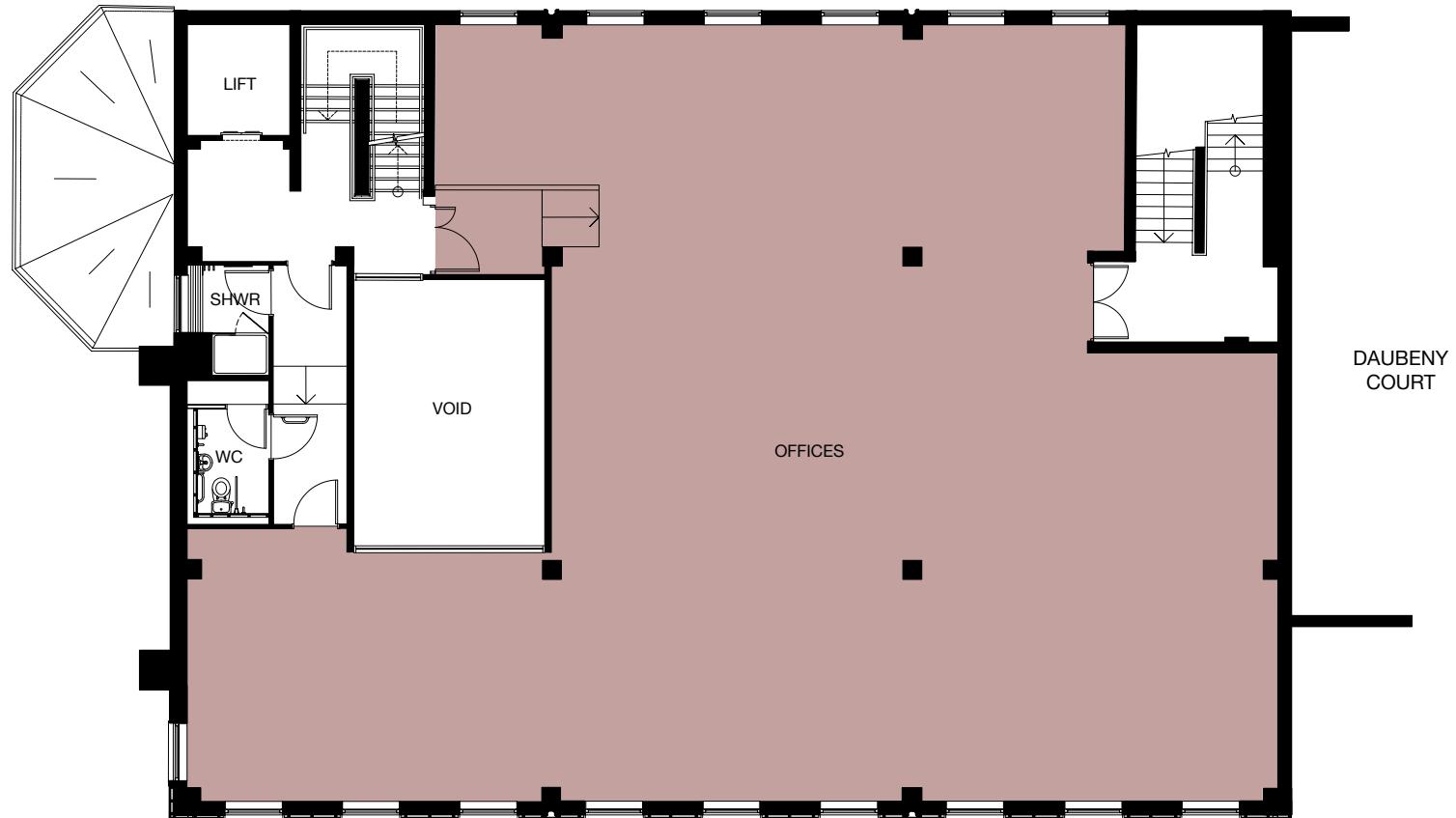
Fourth	4,928 sq ft	457.8 sq m
Third	3,365 sq ft	312.6 sq m
Second	3,356 sq ft	311.8 sq m
First	3,001 sq ft	278.8 sq m
Ground	Reception	
Total	14,650 sq ft	1,361 sq m

Approx Net Internal Area

FIRST FLOOR

3,001 sq ft

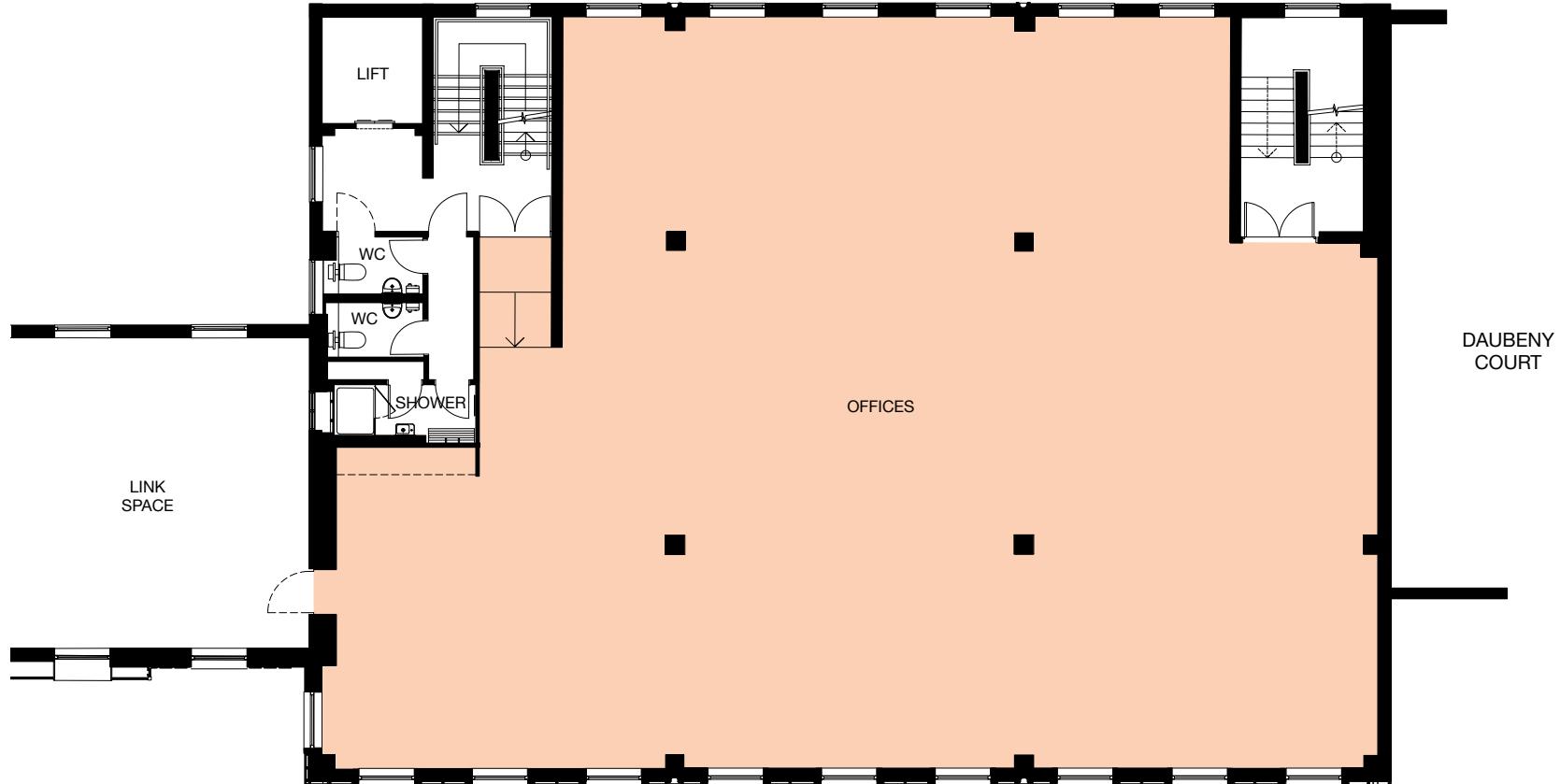
[278.8 sq m]



SECOND FLOOR

3,356 sq ft

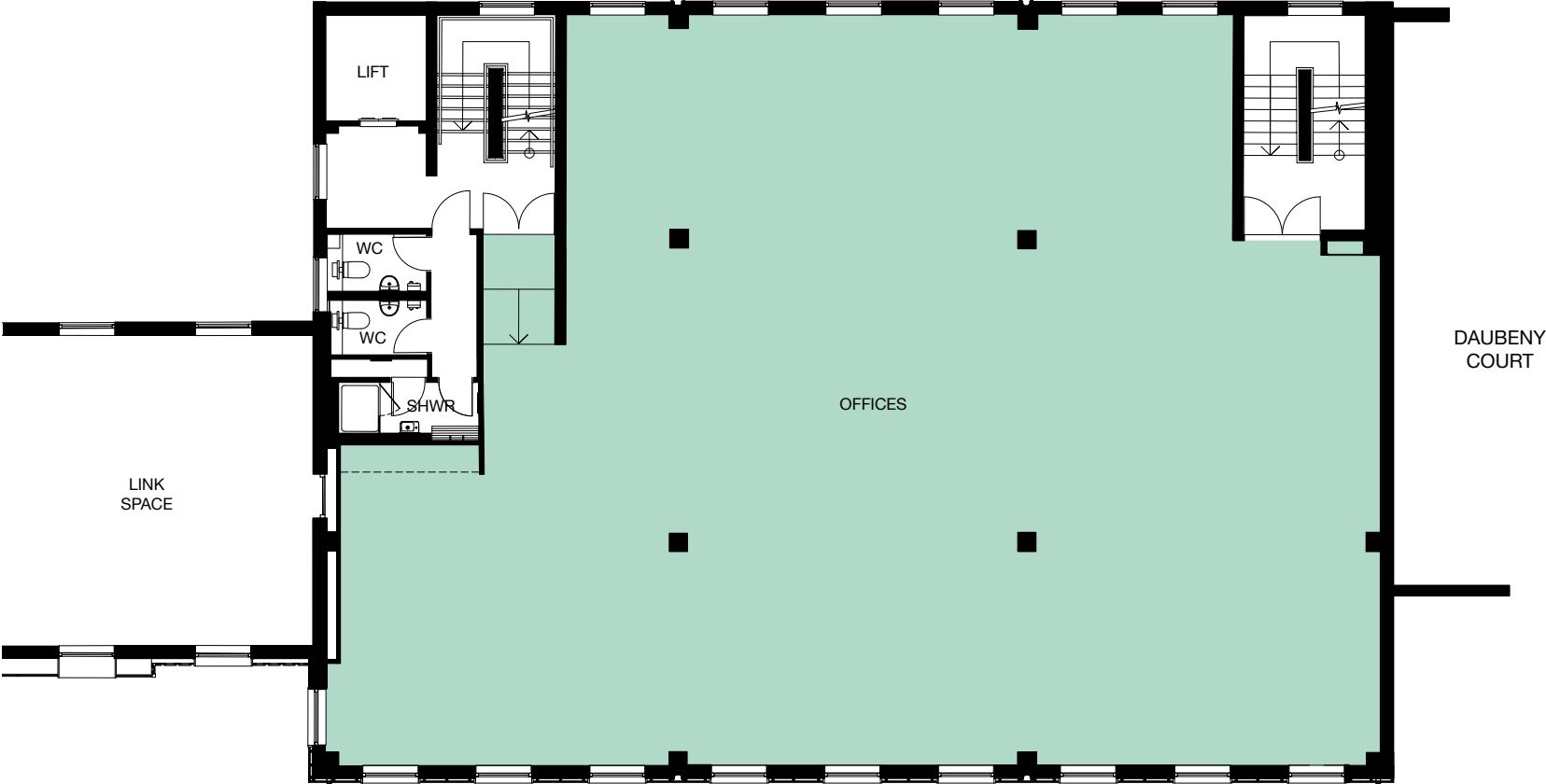
[311.8 sq m]



THIRD FLOOR

3,365 sq ft

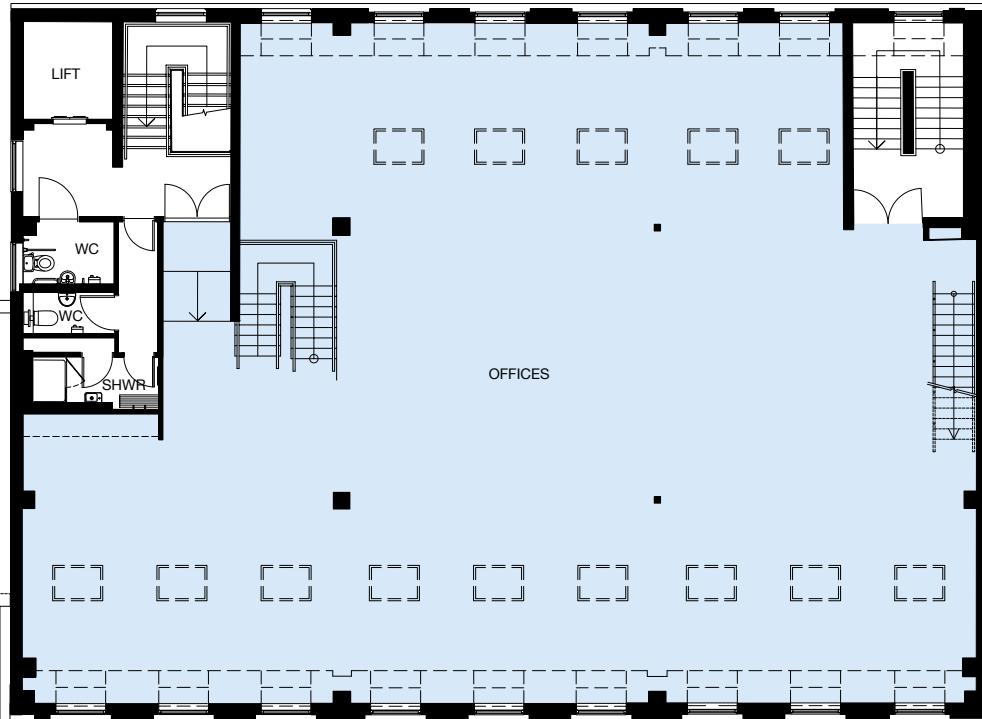
[312.6 sq m]



FOURTH FLOOR

3,385 sq ft

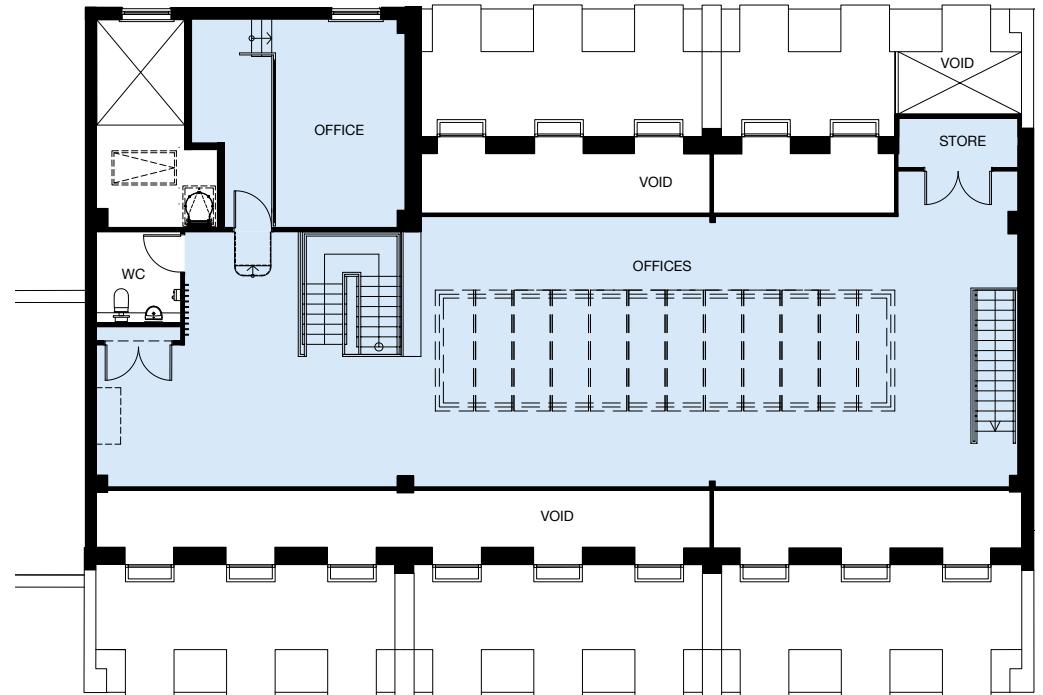
[314.5 sq m]

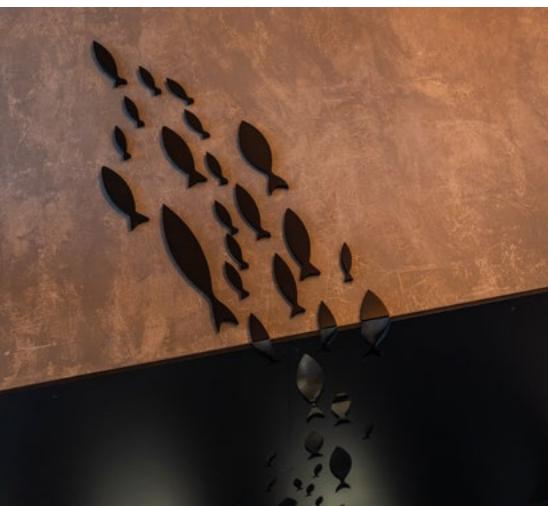


MEZZANINE FLOOR

1,543 sq ft

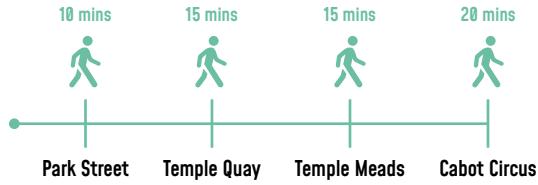
[143.3 sq m]







FROM 10 WAPPING ROAD
ON FOOT



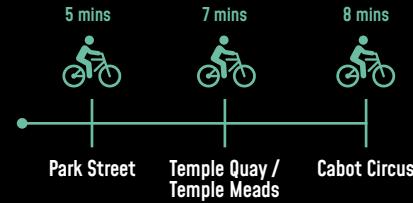
WAPPING WHARF RIGHT ON YOUR DOORSTEP



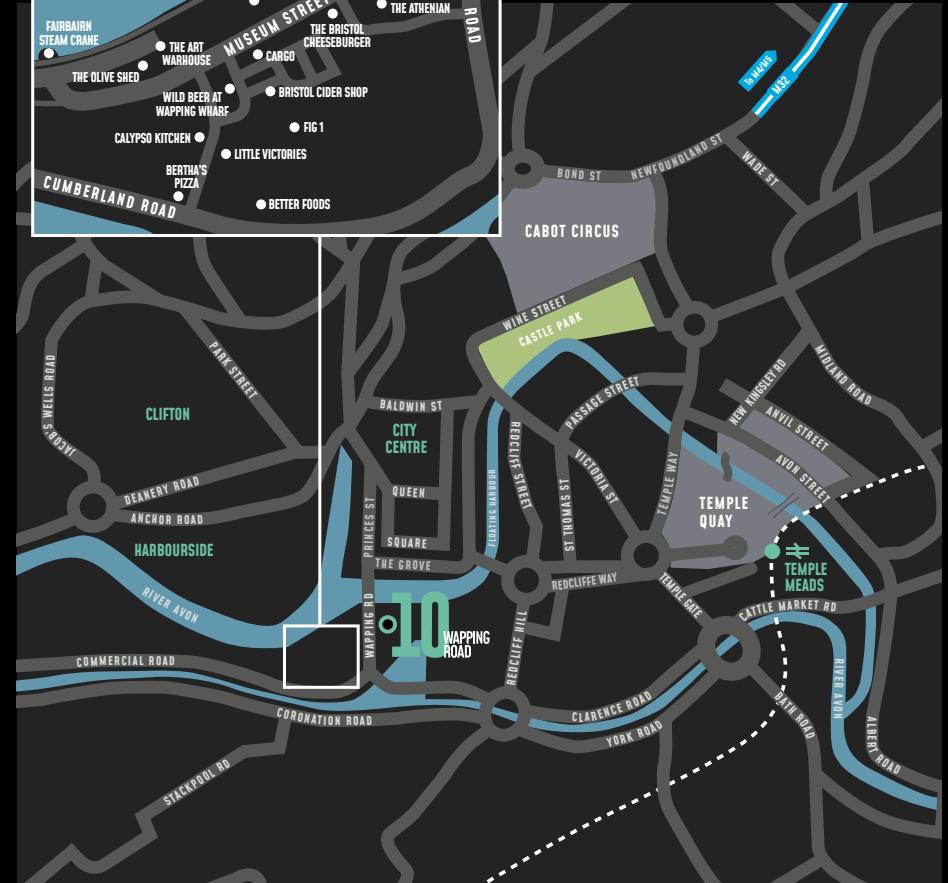
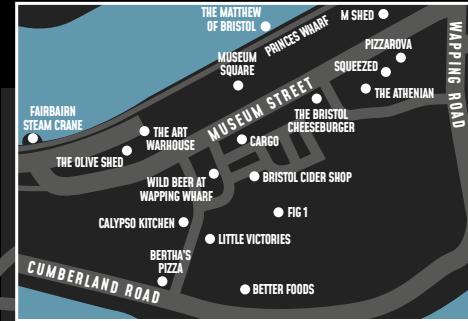
EXPLORE THE NEIGHBOURHOOD

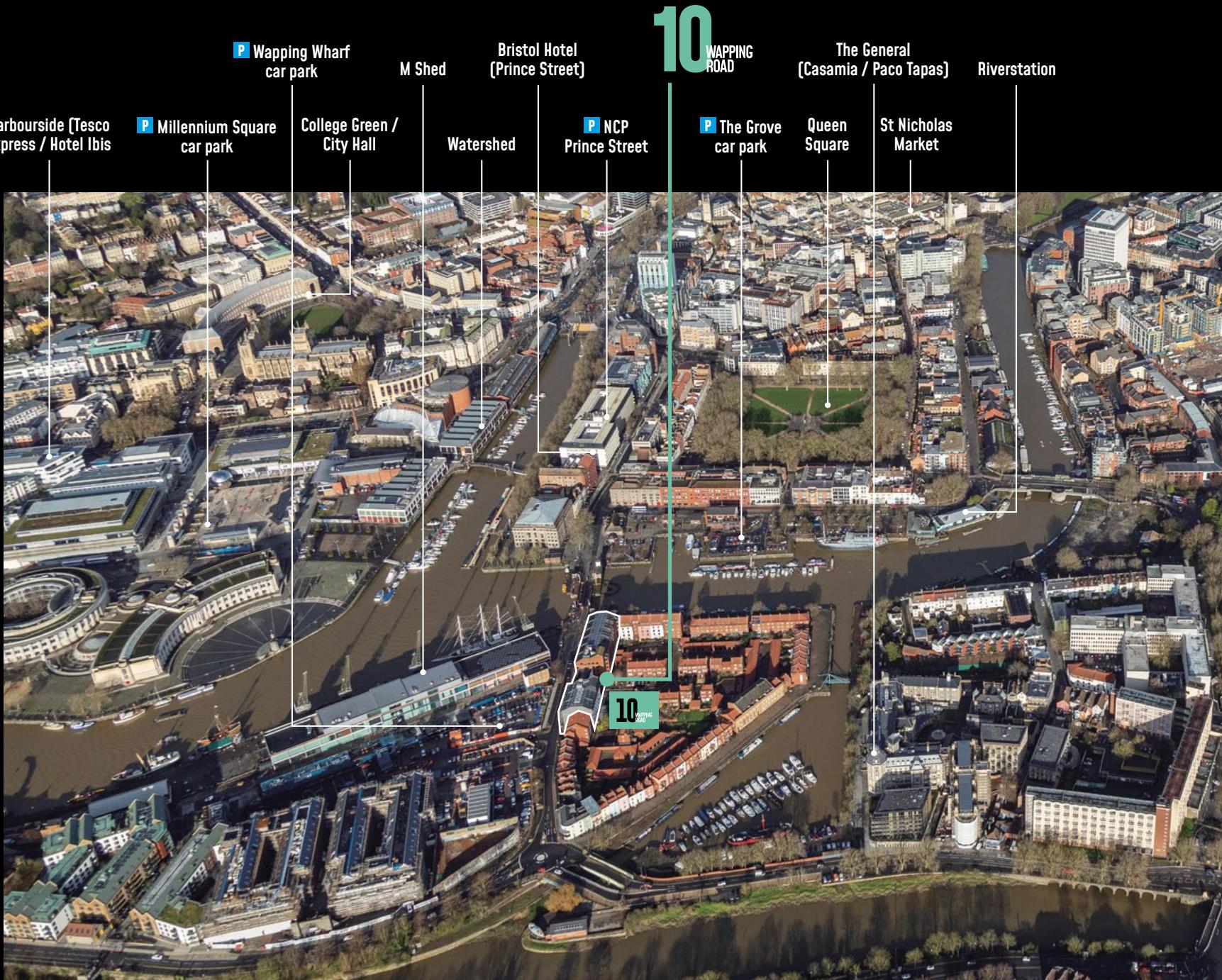


BY BIKE



BY CAR





FROM BRISTOL TEMPLE MEADS:

Bath Spa	12 mins
Swindon	40 mins
Cardiff Central	48 mins
Exeter	56 mins
Reading	1hr 16 mins
Birmingham New Street	1hr 26 mins
London Paddington	1hr 40 mins



2 MINS FROM THE FERRY STOP:

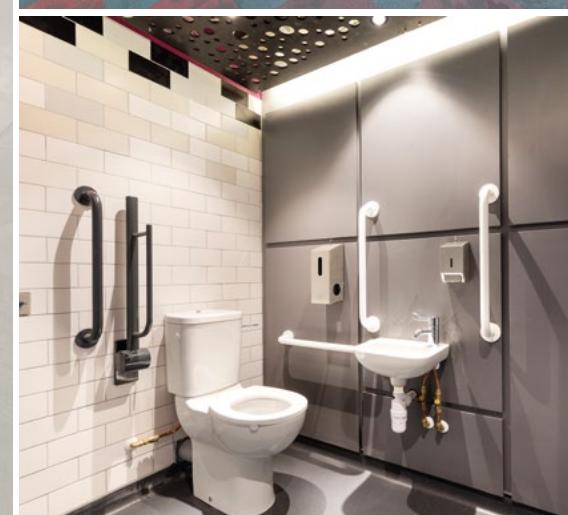
Bristol Ferry Boats runs daily services which connect Wapping Wharf to Temple Meads train station, the city centre and Hotwells.

CYCLE PATHS CONNECTING TO THE CITY CENTRE









ALL ENQUIRIES:

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