



# HAWKINS LANE

RETAIL UNITS

Offered by

Investing in homes since 1912  
**grainger plc**



# [ A RARE OPPORTUNITY ]



## **HAWKINS LANE COMPRISES OF THREE PRIME RETAIL UNITS WHICH ARE CURRENTLY AVAILABLE TO LET.**

The available units are offered by Grainger plc and located within Bristol's much sought after mixed use development, Finzels Reach. The units have Use Class E planning consent, delivered to a shell and core specification and are ready for the tenants fit out.

Perfectly positioned in the heart of Finzels Reach – where there's a new social scene, buzzing with activity and is the ideal location for a thriving hub with a mix of independent businesses, restaurants, cafes and shops, providing both day and evening activities for the local community and wider city.

Hawkins Lane and Temple Cross is already home to a popular weekly street food market, cafes Spicer + Cole and Cafe Matariki, as well as restaurant and bar Bocabar and Le Vignoble wine lounge and shop. Neighbouring Compressor Building houses a cutting-edge brewery and brewpub by Left Handed Giant with a vegetarian wood-fired pizza offering provided by Mission Pizza.

# [ FINZELS REACH IN NUMBERS ]



**AN ESTIMATED 2,500 PEOPLE WILL BE LIVING AND WORKING AT FINZELS REACH BY 2022 IN 240,000 SQ FT OF OFFICE SPACE, 796 APARTMENTS AND A 168 BEDROOM HOTEL**

**110,000** BRIDGEWATERHOUSE - 110,000 sq ft office building fully let to EDF, Barclays and accountants BDO

**95,000** AURORA - 95,531 sq ft Outstanding office let to building Parmenion, Experis, Simmons & Simmons and Mewburn Ellis LLP

**116,133** HALO - 116,133 sq ft office building due for completion in spring 2022 and 60% let to Osborne Clarke

**28,000** GENERATOR BUILDING - 28,000 sq ft office accommodation over six floors, proposed refurbishment of Grade II\* listed building

**168** PREMIER INN - 168 bedroom hotel

**194** GEORGES WHARF & HAWKINS LANE - 194 Apartments

**38** CASK STORE - 38 Apartments

**198** CASTLE WHARF, MALT HOUSE, HOP STORE - 198 Apartments

**300** MILLWRIGHTS PLACE - 300 Apartments due for completion 2022

**66** COOPERS COURT - 66 Apartments due for completion 2022



# [ AN OUTSTANDING LOCATION WITH EXCELLENT CONNECTIVITY ]

## FINZELS REACH IS IN THE BEATING HEART OF BRISTOL WITH MAJOR TRANSPORT LINKS TO THE REST OF THE UK.

The site has four new pedestrian streets with excellent road, rail and waterway links on the doorstep. Castle Bridge, links Finzels Reach to Castle Park and onward to Cabot Circus shopping centre.

Brunel's Temple Meads Station is a 10 minute walk. The new MetroBus service, offers an alternative link to Temple Meads as well as Ashton Vale and the city centre. Bristol's regular water taxis and ferries can also be boarded from a new jetty over the water at Castle Park.



### WALK

Bristol Temple Meads 12 mins  
Cabot Circus 10 mins  
Harbourside 17 mins



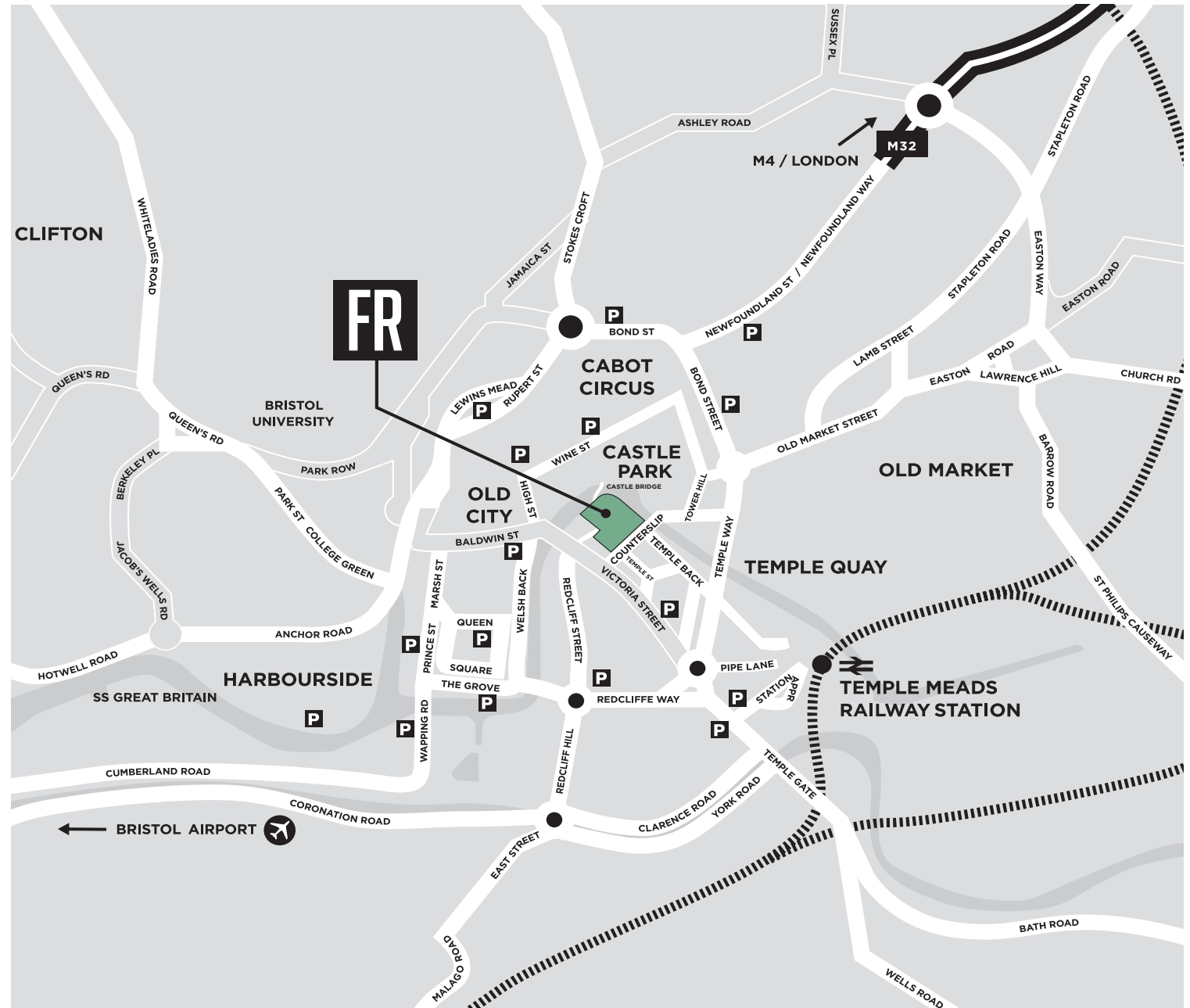
### CYCLE

Bristol Temple Meads 4 mins  
Cabot Circus 3 mins  
Harbourside 5 mins



### BUS

Bristol Temple Meads 9 mins  
Cabot Circus 8 mins  
Harbourside 11 mins



# [ BRINGING HERITAGE TO LIFE ]

## **BLENDING HISTORIC BUILDINGS WITH CONTEMPORARY ARCHITECTURE, FINZELS REACH HAS BECOME A SOUGHT AFTER CENTRAL BRISTOL LOCATION.**

The scheme is now established as one of the largest and most exciting mixed use developments in the South West. The 6 acre site which has a rich history in sugar refining and brewing, lays adjacent to the Floating Harbour and is a short walk away from Temple Meads railway station and Cabot Circus shopping centre.

Finzels Reach is a vibrant mixed-use development and will comprise of 737 homes including Bristol's first Build to Rent scheme now fully let by Grainger. A 168 bed Premier Inn

hotel is now open within the development as well as four prime office buildings. Bridgewater House which is fully let with tenants including EDF Energy and Barclays Wealth, Aurora which was completed in Summer 2018 and Halo due to complete in the spring 2020 and 60% let to Osbourne Clarke. The Fermentation Buildings now fully refurbished as an inspiring office space is fully let to Channel 4, Outlaw design agency, Historic England, English Heritage and Ecosurety.

In addition 30,000 sq ft of retail and leisure space at Hawkins Lane and has created an exciting and vibrant destination.

The landmark Castle Bridge, opened in April 2017 as part of the Finzels Reach scheme, spans the Floating Harbour linking the development with Castle Park and Cabot Circus. It delivers ever greater connectivity for pedestrians and cyclists between Temple Meads railway station and the city centre, drawing the public through the scheme and directly past the Hawkins Lane units.



# [ SCHEDULE OF AREAS & FLOOR PLANS ]



	UNIT 1	UNIT 2	UNIT 3
GROUND FLOOR	1,686 sq ft (156.61m <sup>2</sup> )	439 sq ft (40.77m <sup>2</sup> )	1,417 sq ft (131.67m <sup>2</sup> )

# [ CONTACT US ]

Get in touch with our agents if you would like to be part of this exciting new development...

## Offered by



### The UK's largest listed residential landlord

- A market leader in the UK build to rent and private rented sector (PRS)
- End-to-end business model: we design, build, develop, own and operate our rental homes
- Over 106 years' experience as a professional landlord
- Strong financial performance and continued track record of delivery

### Committed to building communities that enrich peoples' lives'.

Grainger PLC, a FTSE250 business, is the UK's largest listed residential landlord. Established in 1912, Grainger prides itself as a leading, responsible and long-term landlord. A market leader in the UK Private Rented Sector (PRS) and at the forefront of the Build to Rent sector, Grainger invests in and provides long term, purpose-built, rental homes and communities nationwide. Grainger has a portfolio of over 8,500 rental homes worth over c. £2.6bn and the company has pledged to invest over £850m into the PRS by 2020. Grainger was awarded Property Company of the Year at the 2017 Property Awards.

## All enquiries to our joint agents



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## [ THE DETAILS ]

### TERMS

All units are available on new Full Repairing and Insuring leases, subject to a service charge, on terms to be agreed. Service charge information will be made available to interested parties.

### COSTS

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

### PLANNING

Units 1, 2 & 3 benefit from flexible commercial, business and service uses with use class E. The developers will investigate alternative consents for operators if required.

### BUSINESS RATES

The units will be subject to rating assessments once the development has completed.

### RENT

Supplied upon application.

### FLOOR PLANS

Floor plans will be made available upon request by interested parties.

### VAT

VAT will be levied at the prevailing rate.

