



TIME PLACE SPACE

ST BARTHOLOMEW'S

ST BARTHOLOMEW'S QUADRANT, BRISTOL, BS1 2NH

ST BARTHOLOMEW'S

St Bartholomew's quadrant is an iconic area of Bristol, a city which in itself has always been a cultural centre and a keystone to the economy of the South West



CHRISTMAS STEPS to the west of St Bartholomew's quadrant, this was originally called Queen Street. Today the ancient charm of the area attracts both locals and visitors with its many unique shops and eateries.



The rich and eventful maritime history of Bristol stretches back over many centuries.

ABONA The original name of the Roman settlement in Bristol was the town of Abona at Sea Mills. The site at Stoke Bishop may have had a military origin but a civilian town had been established by the early 2nd century.

BRYCG STOWE (Brigstowe) The much later Saxon settlement (which means the settlement at the bridge in the old Saxon language) became the main town of Bristol, founded on a low hill between the rivers Frome and Avon at some time before the early 11th century. Over the centuries, the city's name became Bristol as we know it today.

By the early 11th century there was a mint in Bristol so it was already a place of some importance. William the Conqueror built a wooden fort in Bristol. In the early 12th century it was replaced by a stone castle.

By the 13th century, wine was the main import in Bristol, largely due to King Henry II being ruler of both England and the South West of France. Another import was woad which was used for dyeing. In Medieval Bristol, wool was woven, dyed then exported. Other exports from Bristol included rope, sailcloth and lead. Also in the 13th century, the friars arrived in Bristol. At this time, the church ran the only 'hospitals'. There were several in Bristol including St John's Hospital, St Catherine's, St Mark's, and St Bartholomew's.

BRIGHTSTOWE As Bristol was known in the 16th century. A grammar school was founded at St Bartholomew's in 1532. In 1538 with the Reformation, Henry VIII closed the friaries and the priory. In 1542 Bristol was made a city and was given a bishop. At that time, the main exports from Tudor Bristol were tin, lead, hides, fish, butter and cheese. Tudor Bristol suffered from outbreaks of plague and in 1590, Queen Elizabeth Hospital School was founded.

In 1642 came civil war between king and parliament. In September 1645 a parliamentary army attacked Bristol. By this time the king was losing the war and the Royalists soon surrendered Bristol. In 1656 Cromwell ordered that Bristol castle be destroyed to prevent it ever falling into Royalist's hands!

Bristol



a concise HISTORY



NONSUCH In the Middle Ages merchants brought a red flower called the scarlet lychnis from the eastern Mediterranean (also called the Maltese Cross or the nonsuch as there was 'nonsuch like it'). It became the emblem of Bristol since the 1600s. The dye this vivid little flower produced amazed people in comparison to the drab hues on offer by our native plants. Nonsuch red was adopted by the university and boat club. It can be seen today growing happily in the Avon Gorge.

ARCHITECTURE

Bristol has a rich tapestry of architecture and this can easily be seen by studying its buildings, spanning over nearly 2 millennia. They comprise a myriad of materials such as wattle, wood, stone, brick, glass and metal to name just a few.

BRISTOL boomed from the late 17th century as new colonies were founded in the Americas. At that time, as with many other European cities, Bristol was involved in the slave trade, abolished in 1807.

Bristol was connected to London by rail in 1841, to Exeter in 1844 and Plymouth in 1848. Clifton suspension bridge (designed by Isambard Kingdom Brunel), was built in 1864. After 1874, horse-drawn trams ran through the streets of Bristol. In 1895 the first electric trams began running.

Two famous ships were built in Bristol in the early 19th century. The Great Western was launched in 1837 and the (SS) Great Britain was launched in 1844.

In the 19th century the copper, brass and glass industries in Bristol went into decline. On the other hand, shipbuilding boomed in Bristol, as did the chocolate industry and soap making. The tobacco industry in Bristol also thrived. In the late 19th century there was also a substantial cotton industry in Bristol.

In the 20th century aircraft manufacture became the city's greatest industry. Other industries still thriving in Bristol were chocolate, tobacco, engineering, chemicals, zinc, furniture, and pottery. Moreover, Bristol continued to be an important port in the 20th century with Royal Portbury Dock being built in 1977.



GOLD ANGEL (1470-71). This restored Henry VI Bristol Mint Gold Angel, originally worth six shillings and eight pence, is one of the rarest coins in the world. The front face shows St Michael slaying a Dragon. On the reverse a ship with a quartered shield, there is also a letter B for Bristol at the base of the waves. Only five are thought to survive today. In terms of an investment, it sold at auction for £8 in 1896, £30 in 1950 and more recently went under the hammer at £30,000.

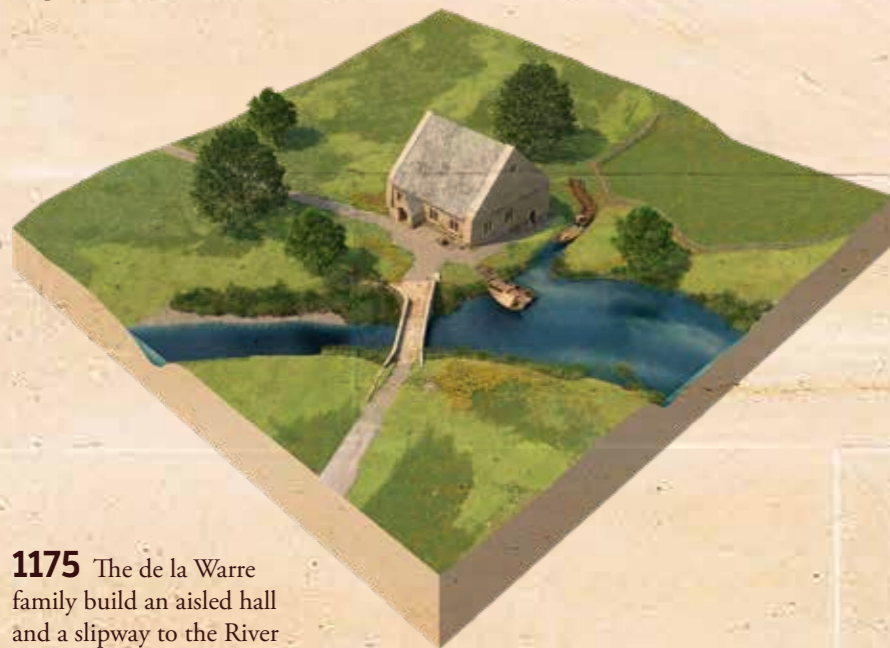


13TH CENTURY PORCH. Incredibly, the original 13th century porch (1234-1280) still stands today in St Bartholomew's quadrant. It may have been used by patients seeking alms from passing travellers.

ST BARTHOLOMEW'S

Built by the de la Warre family in 1175, this aisled hall was predominantly for domestic use. As wealthy marine merchants, they used the nearby River Frome to transport materials.

12TH CENTURY AISLED HALL



1175 The de la Warre family build an aisled hall and a slipway to the River Frome.

1232 They rededicate the hall and land as a hospital perhaps for spiritual merit but also to cut their losses as the hall was subsiding toward the nearby river

13TH - 15TH CENTURY HOSPITAL



1412 In a state of severe dilapidation, the hall was demolished and a church erected. The new building was two storeys high and may have had a clerestory.

1524 Just prior to the dissolution of the monasteries, the de la Warre family sold St Bartholomew's.

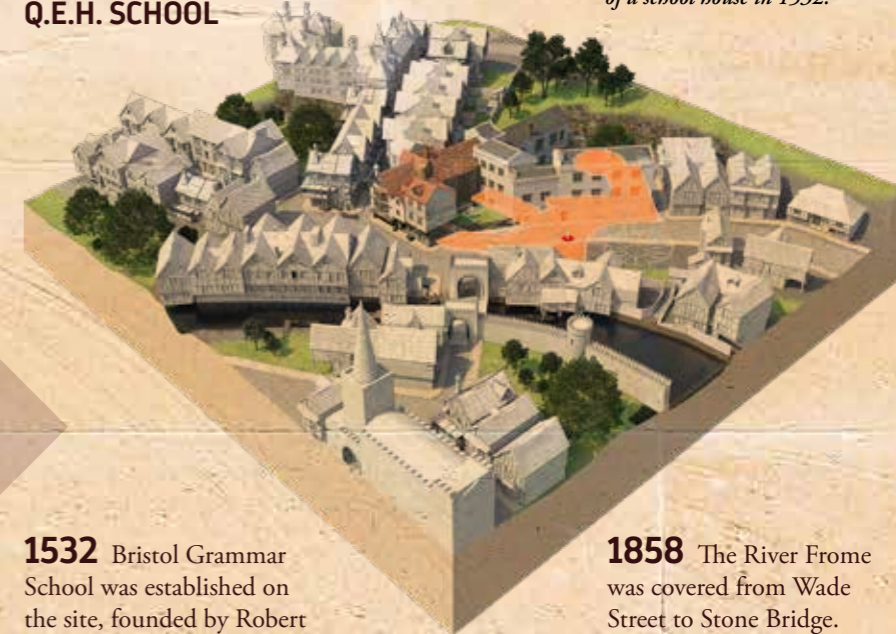


VIRGIN & CHILD. A fine, highly detailed stone lithograph from 1840 by John Skinner Prout shows the original position of the Virgin & Child, a fragment of which is now preserved just inside the old porch.



SEDILIA. These recessed seats on Christmas Steps, are said to have been occupied by patients of St Bartholomew's Hospital as a place to levy alms and sell relics between the 13th and 15th centuries.

16TH - 19TH CENTURY BRISTOL GRAMMAR SCHOOL - Q.E.H. SCHOOL



1532 Bristol Grammar School was established on the site, founded by Robert Thorne, a wealthy merchant.

1767 Queen Elizabeth's Hospital School took over the site.



ROBERT THORNE, a Bristol merchant, entered into a contract with Lord de la Warre to transfer the hospital and its property to his trustees leading to the provision of a school house in 1532.

1858 The River Frome was covered from Wade Street to Stone Bridge.

1881 Conversion to a boot and shoe factory.

1981 Whole of St Bartholomew's site redeveloped, preserving as much of the ancient structures as possible.

St Bartholomew's House



PLACE

WHITE LION HOTEL

(Right). Bristol's smallest pub since 1806, the back wall of which is the old Bristol City Wall. This was the old boundary of the medieval City of Bristol, (a section is still visible today). Steps down to the gents are from the old city gaol, long since demolished.



LOCATION: BS1 2NH

St Bartholomew's quadrant is situated in a prominent position in the heart of the city centre close to all centre amenities and adjacent to Broadmead and Cabot Circus shopping centres. Hotel Du Vin is also situated immediately adjacent. The property is a short drive from the M32 and the national motorway network and within walking distance of Temple Meads rail station.



BRISTOL AERIAL MAP KEY

- 1 St Bartholomew's Quadrant
- 2 Bristol Royal Hospital for Children
- 3 Hotel Du Vin
- 4 Christmas Steps
- 5 Zero Degrees
- 6 The Cenotaph
- 7 St Michael on the Mount Without

BRONZE BEAUTY

As shown on the photos on the previous page, The Cloaked Horseman (1984) by David Backhouse, stands on a circular granite mound at the front of St Bartholomew's quadrant. The bare-headed, bareback horseman gazes towards St John's Gate at the bottom of Broad Street. This is Bristol's only surviving medieval gateway, the statue is carefully aligned to suggest that the traveller is about to enter the city.



BRISTOL BEACON

(Above). Formerly called Colston Hall, there has been a building on this site since the Carmelite (Whitefriars) in the Middle Ages. It later held a Tudor house, a sugar refinery and since 1867 it became a concert venue as Colston Hall.



HOTEL DU VIN (Right). Part of a boutique hotel chain founded in Winchester in 1994, this historic 18th century building was once a 'Sugar House', one of 20 in Bristol used to both store and process sugar coming in from the Caribbean.





St Bartholomew's quadrant has been an active focal point for the City of Bristol since circa 1175, being in the oldest district of this historic city. The area is rich not only in its history, but also has much to offer residents and businesses for work, leisure and environment.

PLACE



BRISTOL CULTURE *Bristol is fortunate in having a very distinctive style and culture all of it's own. Having such a rich cultural heritage has led to a flourishing of high-end architecture, graffiti arts, music, fashion, entertainment and bespoke shopping venues.*



WANT NOT!
St Bartholomew's has just about everything, great food and drink, good links to the rest of Bristol and only a short hop to rail and road networks to the South West region and inter-city.



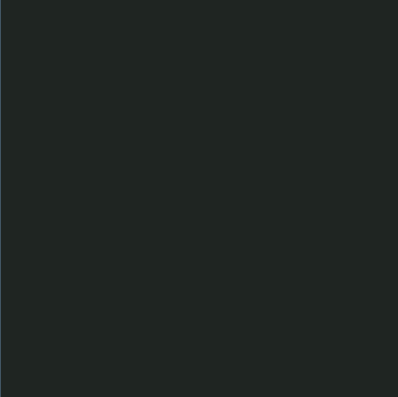
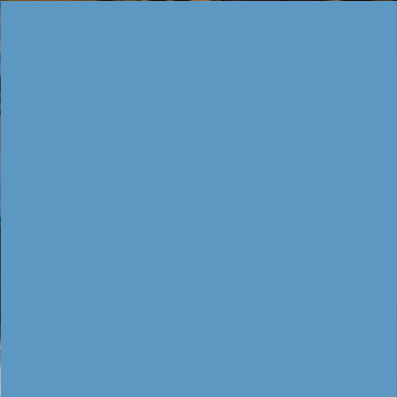
SPACE



Happy humans
make great businesses

SPACE
TO THINK





SPACE

SPACE

THE BUILDING

St Bartholomew's is a modern office building comprising high quality office space arranged over ground and 4 upper floors with secure basement level car parking, bike storage and new shower facilities. The ground floor reception and front elevation has recently been subject to substantial refurbishment works.

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ACCOMMODATION

The premises benefit from the following floor area:

	Sq Ft	Sq M
Ground Floor	4,198	390
First Floor	7,804	725
Second Floor	7,804	725
Total	19,806	1,840

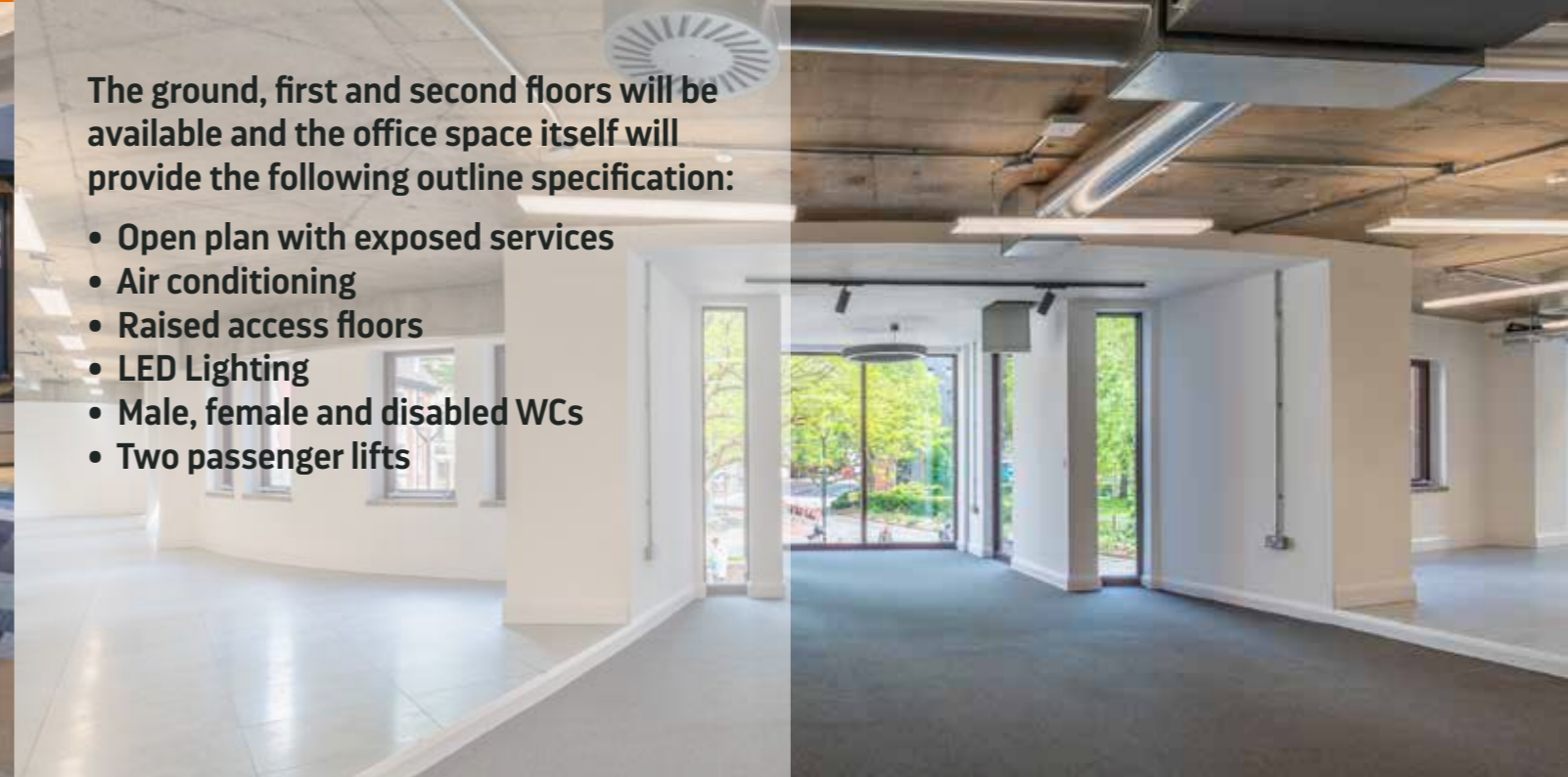
All figures are measured on a NIA basis.

- Modern open plan floors
- Excellent location close to City Centre amenities and hotels
- On site car parking
- New shower facilities
- Bike storage



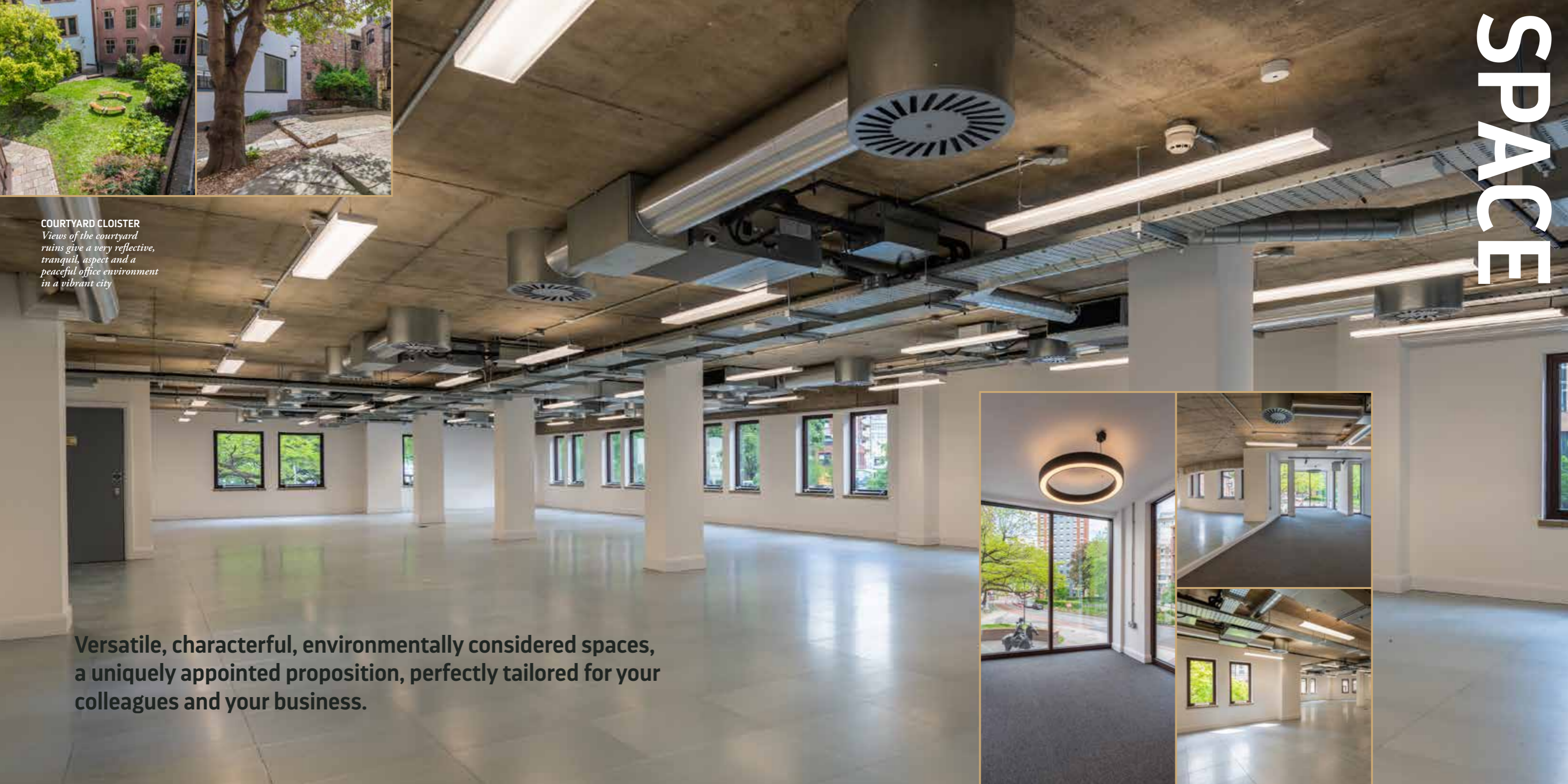
The ground, first and second floors will be available and the office space itself will provide the following outline specification:

- Open plan with exposed services
- Air conditioning
- Raised access floors
- LED Lighting
- Male, female and disabled WCs
- Two passenger lifts





COURTYARD CLOISTER
Views of the courtyard ruins give a very reflective, tranquil, aspect and a peaceful office environment in a vibrant city



SPACE

Versatile, characterful, environmentally considered spaces, a uniquely appointed proposition, perfectly tailored for your colleagues and your business.



AVAILABILITY

The accommodation is available to let either as a whole of on a floor by floor basis on an effective full repairing and insuring terms by way of a service charge.

BUSINESS RATES

Please verify the actual rates payable with the local authority.

TERMS

Terms on application.

SERVICE CHARGE

A service charge will be applicable, further information upon request.

VAT

All figures quoted are exclusive of VAT, if chargeable.

EPC

The property has an EPC rating of C (54)

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

stbartholomewsbristol.co.uk

VIEWING

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IMPORTANT NOTICE:

These particulars are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute any part of an offer or contract and all plans, floor areas and diagrams should be treated strictly for guidance only and are not to scale.