

**20% LET**  
FINAL 3 FLOORS REMAINING



# CARGO Work

A NEW OPEN-PLAN OFFICE BUILDING  
SUITES FROM 1,777-15,835 SQ FT

WAPPING WHARF  
BRISTOL BS1 6UA



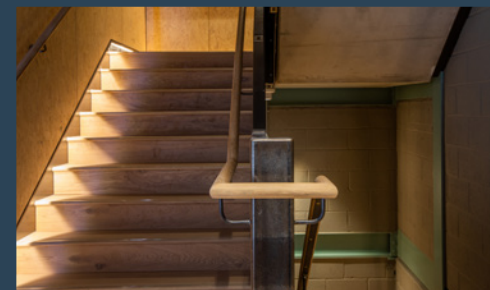
# ONE-OF-A-KIND WORKSPACE

THIS CONTEMPORARY OFFICE BUILDING REFLECTS ITS INDUSTRIAL DOCKSIDE SETTING AND INCORPORATES A GLAZED COURTYARD CANOPY, BALCONIES/TERRACES TO ALL FLOORS WITH VIEWS ACROSS THE CITY AND BEYOND. IT PROVIDES A HIGHLY DESIRABLE, MODERN WORKSPACE IN BRISTOL'S MOST VIBRANT, BUZZING COMMUNITY.





THE UNIQUE EXTERNAL IDIOM OF CARGO WORK IS CARRIED THROUGH TO THE INTERIOR. THE USE OF A VARIETY OF MATERIALS INCLUDING POLISHED CONCRETE, TREATED JOINERY, PAINTED INDUSTRIAL FINISHES AND SPECIALIST TILING COMBINES TO CREATE A VIBRANT AND ENGAGING WORKSPACE WITH ATTRACTIVE COMMON PARTS.



# BRIGHT INSPIRATION ↘

THE GLAZED COVERED COURTYARD AND FULL HEIGHT WINDOWS HELP TO FLOOD THE SPACE WITH NATURAL LIGHT AND COUPLED WITH LED LIGHTING CREATE BRIGHT OPEN WORKSPACES ON EACH FLOOR.




TERRACES AND BALCONIES INTEGRATE SEAMLESSLY WITH THE INSIDE SPACE,  
OFFERING A TRULY UNIQUE INSIDE-OUTSIDE WORKING ENVIRONMENT.

**BRING THE OUTSIDE IN**



VIEWS ACROSS THE CITY,  
THE HISTORIC NEIGHBOURHOOD AND  
ADJACENT BUILDINGS ARE FRAMED  
BY THE SURROUNDING COUNTRYSIDE.





BRISE SOLEILS PREVENT HEAT GAIN INSIDE THE BUILDING, AND PHOTOVOLTAIC ROOF PANELS TAKE ADVANTAGE OF THE BUILDING'S SUNNY POSITION TO CREATE SOLAR ENERGY.

# A BREATH OF FRESH AIR

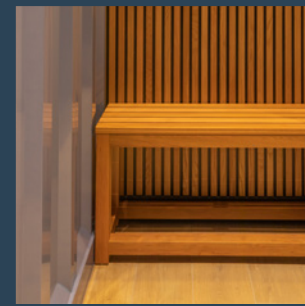
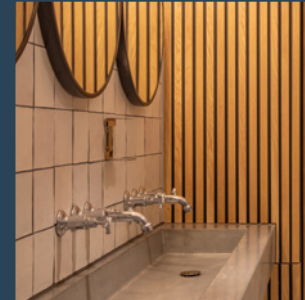


SUSTAINABILITY, WELL-BEING AND FLEXIBILITY ARE KEY THEMES IN THE DESIGN OF CARGO WORK. THE BUILDING PROVIDES A VERSATILE WORKING ENVIRONMENT, WHICH INCLUDES BALCONIES ON THE 1ST AND 2ND FLOORS AND TERRACES ON 2ND AND 3RD FLOOR WITH IMPRESSIVE VIEWS – GREAT FOR TAKING A BREAK AND SOME FRESH AIR DURING A BUSY WORKING DAY, AND FOR HOSTING MORE INFORMAL MEETINGS OR SOCIAL GATHERINGS.





OCCUPIERS BENEFIT FROM HIGHLY SPECIFIED AND DISTINCTIVE CHANGING AND SHOWER FACILITIES THAT COMPLIMENT THE 47 SECURE CYCLE SPACES.





CARGO WORK IS EASY TO ACCESS FROM ALL PARTS OF BRISTOL, WHETHER ON FOOT, SCOOTER, CYCLE, BUS OR EVEN FERRY.

# GET TO WORK

Wapping Wharf is well connected to the rest of Bristol and its transport hubs. It's just a 17-minute walk (or 6-minute cycle) to Temple Meads, with its national and suburban rail services, city wide bus services and a regular bus service to Bristol Airport.



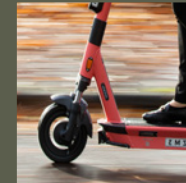
## BY RAIL

TEMPLE MEADS IS THE PRIMARY TRANSPORT HUB FOR THE CITY. LONDON PADDINGTON IS JUST 1H 30MINS AWAY BY TRAIN.

17 MINUTES ON FOOT

WAPPING WHARF IS WITHIN AN EASY WALK FROM ALL PARTS OF THE CITY CENTRE.

6 MINUTES BY BIKE



## SCOOTER

BRISTOL'S ENVIRONMENTALLY FRIENDLY HOP-ON HOP-OFF E-SCOOTER NETWORK CONNECTS THE CENTRAL ZONE, INCLUDING WAPPING WHARF, WITH RESIDENTIAL AREAS AND THE UNIVERSITY. THERE ARE MANY PARKING SPOTS DOTTED ACROSS THE CITY.



## CYCLE

BRISTOL IS PASSIONATE ABOUT CYCLING AND HAS BEEN NAMED AS THE UK'S BEST CITY FOR CYCLING. WAPPING WHARF SITS AT THE HEART OF BRISTOL'S CYCLE NETWORK, WITH ITS OWN CYCLE PATH LINKING SOUTH BRISTOL, THE HARBOURSIDE, CITY CENTRE AND BEYOND.



## BUS

WAPPING WHARF HAS ITS OWN M2 METROBUS STOP ON CUMBERLAND ROAD. THERE ARE METROBUS SERVICES EVERY 15 MINUTES AT PEAK TIMES BETWEEN THE CITY CENTRE AND LONG ASHTON PARK & RIDE.



## FERRY

DAILY FERRY SERVICES CONNECT WAPPING WHARF TO TEMPLE MEADS, THE CITY CENTRE AND TO THE POPULAR RESIDENTIAL AREA OF HOTWELLS. THERE IS A FERRY STOP JUST 2 MINUTES' WALK FROM CARGO WORK.

WAPPING WHARF, BRISTOL'S NEWEST  
FOOD AND DRINK DISTRICT,  
HAS QUICKLY ESTABLISHED ITSELF  
AS THE GO-TO DESTINATION  
FOR BRISTOL'S DISCERNING  
SHOPPERS AND FOODIES.

# JOIN A THRIVING COMMUNITY



With its eclectic mix of independent businesses, right on the city's iconic waterfront and just a short walk from the city centre, **Wapping Wharf** is the place to be for food and drink, shopping, living ... and now, working.

It's a buzzing community that captures the best of Bristol's independent creative spirit.



## ON YOUR DOORSTEP

A mix of independent traders at Wapping Wharf include:

Mokoko  
Biblos

The Junction  
Better Food  
Little Victories  
Fig 1  
Loop Massage  
Bookhaus

Pigsty  
Beer necessities  
Squeezed  
Chop Box  
Corks of Cargo  
Daily Noodles  
Bush  
Root  
Box-E  
Salt & Malt  
Dog Town  
Loki Poke

Herbivore  
Frankly  
Hue  
Swoon  
Bristol Cheesemonger  
Choux Box  
Cider Box  
Elevate  
Gambas  
Brace & Browns  
Tare

Cantina  
The Athenian  
Bandook  
Magari  
Something Else  
Ve Burger  
East Bristol Bakery  
Meat Box  
Picole  
Seven Lucky Gods  
Clifton Seafood  
Nexa  
Hog HQ  
Pizarova  
SharpSmith





Gaol Ferry Steps, the picturesque tree-lined pedestrian route, connects vibrant South Bristol with Wapping Wharf and the city centre. Retailers, bars and restaurants run along either side, leading to CARGO1 and CARGO2, which form a lively eating and shopping hub.

## ➤ THE DESTINATION

CARGO Work is located at the junction of Cumberland Road and Wapping Road, with an easy walk to the green space of Queen Square, bus links and transport connections from Temple Meads.

# REALISE YOUR VISION

OCCUPIERS HAVE THE OPPORTUNITY TO SELECT THEIR OWN INTERIOR FINISHES AND FIT OUT OPTIONS. THIS CAN BE DELIVERED AS A SERVICE CREATING A UNIQUE OPPORTUNITY TO DESIGN A TAILORED BESPOKE WORKING ENVIRONMENT.





INDICATIVE FIT OUT VISUALS  
BASED ON A FIRST FLOOR LAYOUT




FIRST FLOOR SPACE PLAN




SECOND FLOOR SPACE PLAN




CARGO WORK HAS BEEN DESIGNED TO BE HIGHLY SUSTAINABLE AND LOW ENERGY IN USE.



**PHOTOVOLTAIC ROOF PANELS**



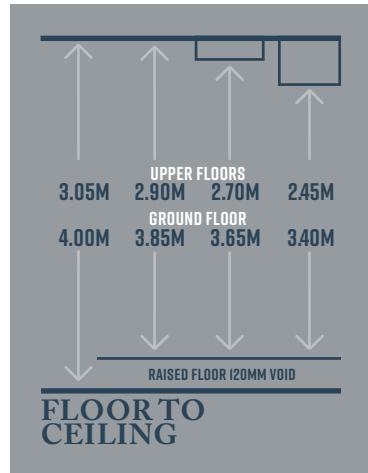
**BRISE SOLEILS**



BALCONIES/LANDSCAPED TERRACES ON EACH FLOOR



**2X**  
8 PERSON PASSENGER LIFTS



CARGO WORK HAS BEEN DESIGNED TO OFFER COMPLETE FLEXIBILITY TO ACCOMMODATE SUB-DIVISION BY AN OCCUPIER IN FLOORS OR WINGS IF REQUIRED.

**EPC RATING** **A14**

# SPECIFICATION

# HOW IT STACKS



**EV CHARGING**



**VRF**  
AIR-CONDITIONING

**BUILDING MANAGEMENT SYSTEM**



**OCCUPANCY LEVELS**



AIR CONDITIONING DESIGNED FOR 1:8 SQM

**LED LIGHTING**



**PIR**

**47** SECURE BICYCLE RACKS



1 PER 4 OCCUPANTS +20 FOR VISITORS

**8** CAR PARKING SPACES



**8** HIGH SPECIFICATION SHOWERS



**1,777 - 15,835 SQ FT**

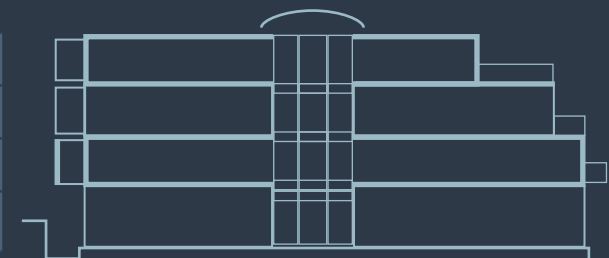
The breakdown of space is as follows

	SQM	SQ FT
FLOOR 3	LET	LET
FLOOR 2	509	5,479
FLOOR 1	543	5,845
GROUND FLOOR	419	4,511

Net internal areas

**1,471** **15,835**

Plus balconies and terraces

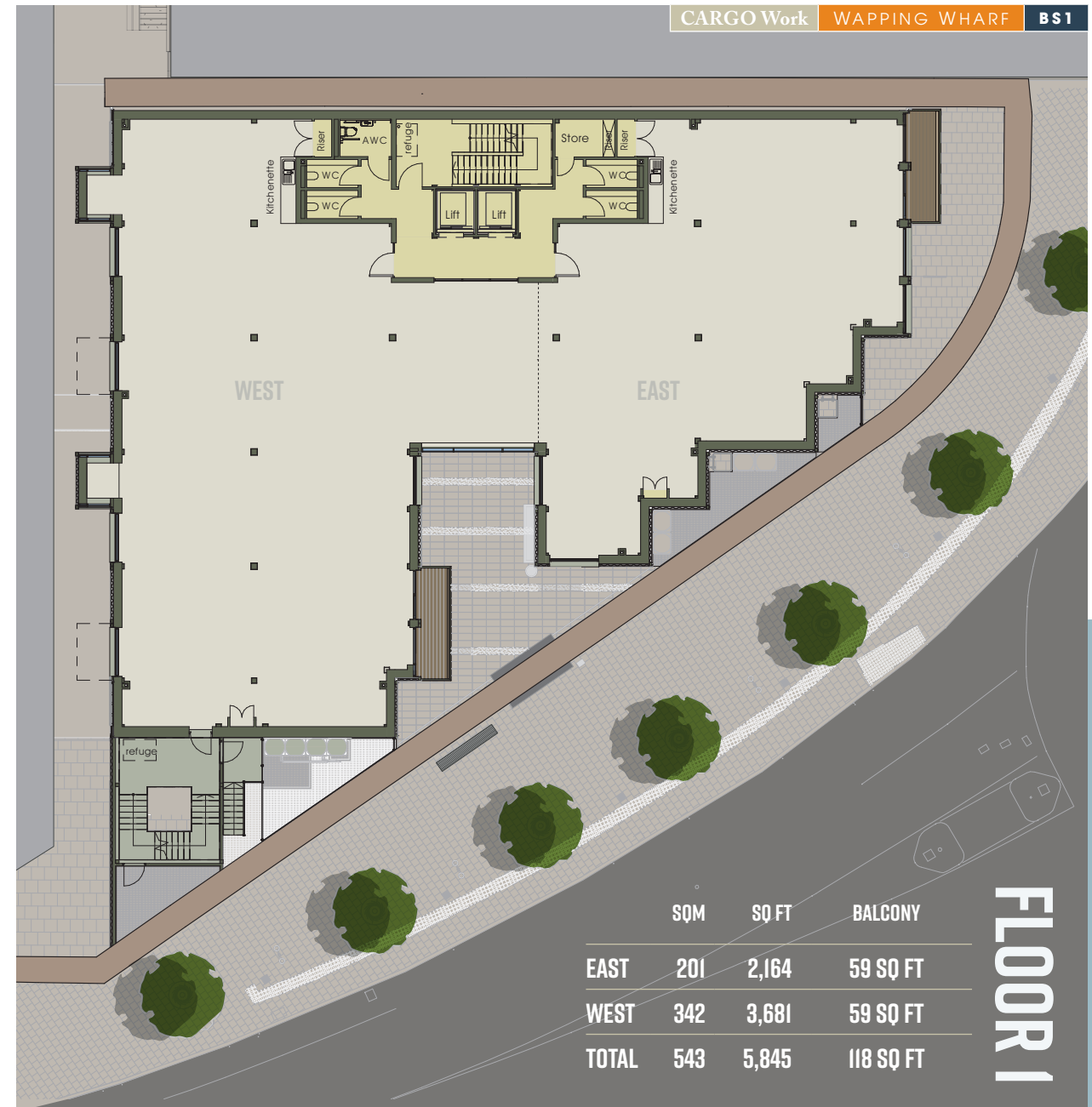






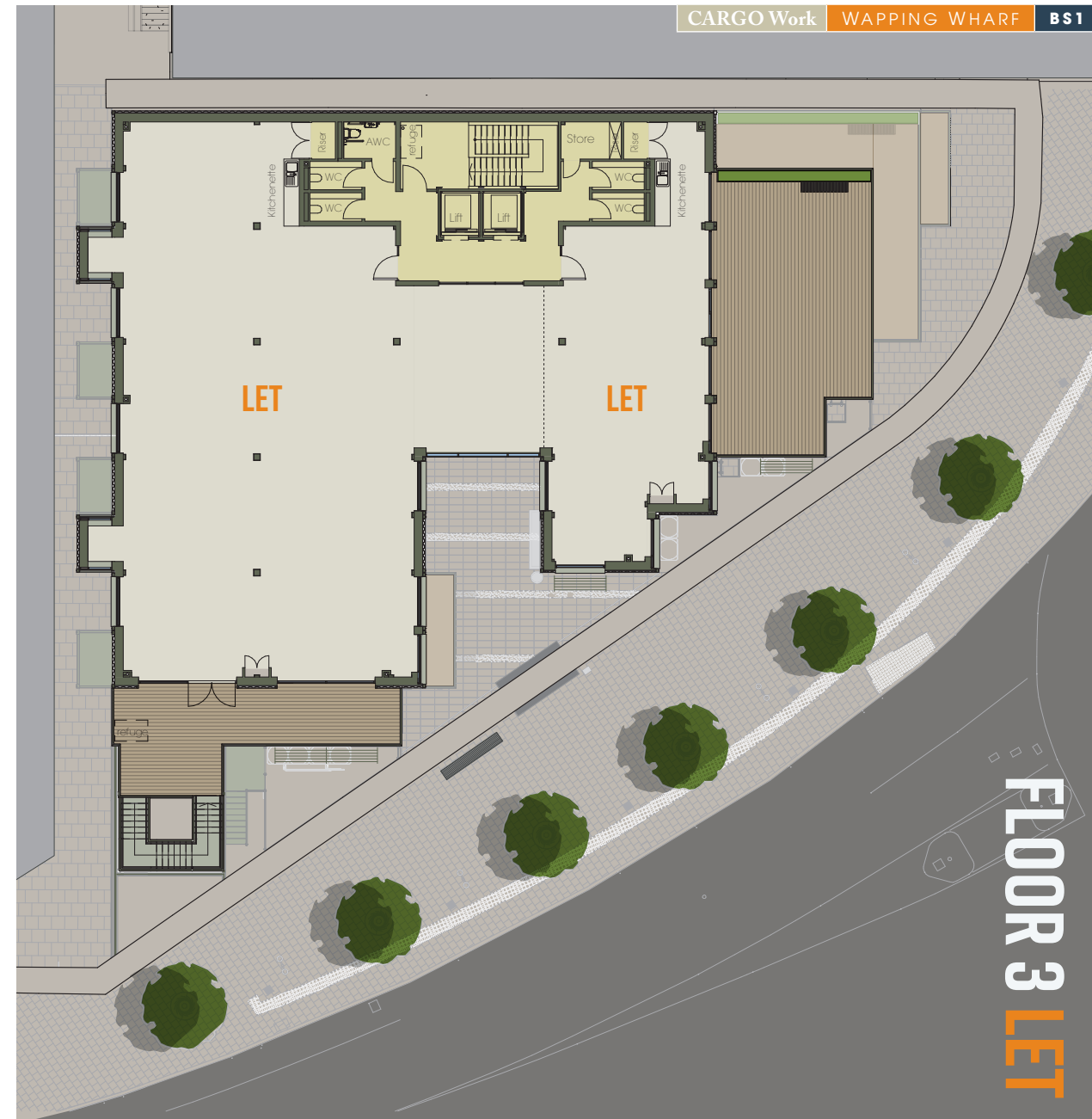
# GROUND FLOOR

	SQM	SQ FT	BALCONY
EAST	165	1,777	59 SQ FT
WEST	254	2,734	
<b>TOTAL</b>	<b>419</b>	<b>4,511</b>	



# FLOOR 1

	SQM	SQ FT	BALCONY
EAST	201	2,164	59 SQ FT
WEST	342	3,681	59 SQ FT
<b>TOTAL</b>	<b>543</b>	<b>5,845</b>	<b>118 SQ FT</b>



[www.cargowork.co.uk](http://www.cargowork.co.uk)

# CARGO Work

A DEVELOPMENT BY

**UMBERSLADE**  
Property.Land.Asset Management.

## WORK TOGETHER

We would love to talk to you about how this distinctive building could deliver YOUR vision for a unique workspace.

For further information and to discuss possibilities, please contact the joint agents.

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