

# Redcliff Quarter

Bristol BS1 6WL

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Prominent ground floor commercial units  
with use Class E in new mixed use development

To Let 1,024 - 4,539 sq ft (95.1 - 421.7 sq m) GIA

246

existing residential unit

6

ground floor commercial units

468

new PRS scheme proposed and additional commercial units

Redcliff Quarter

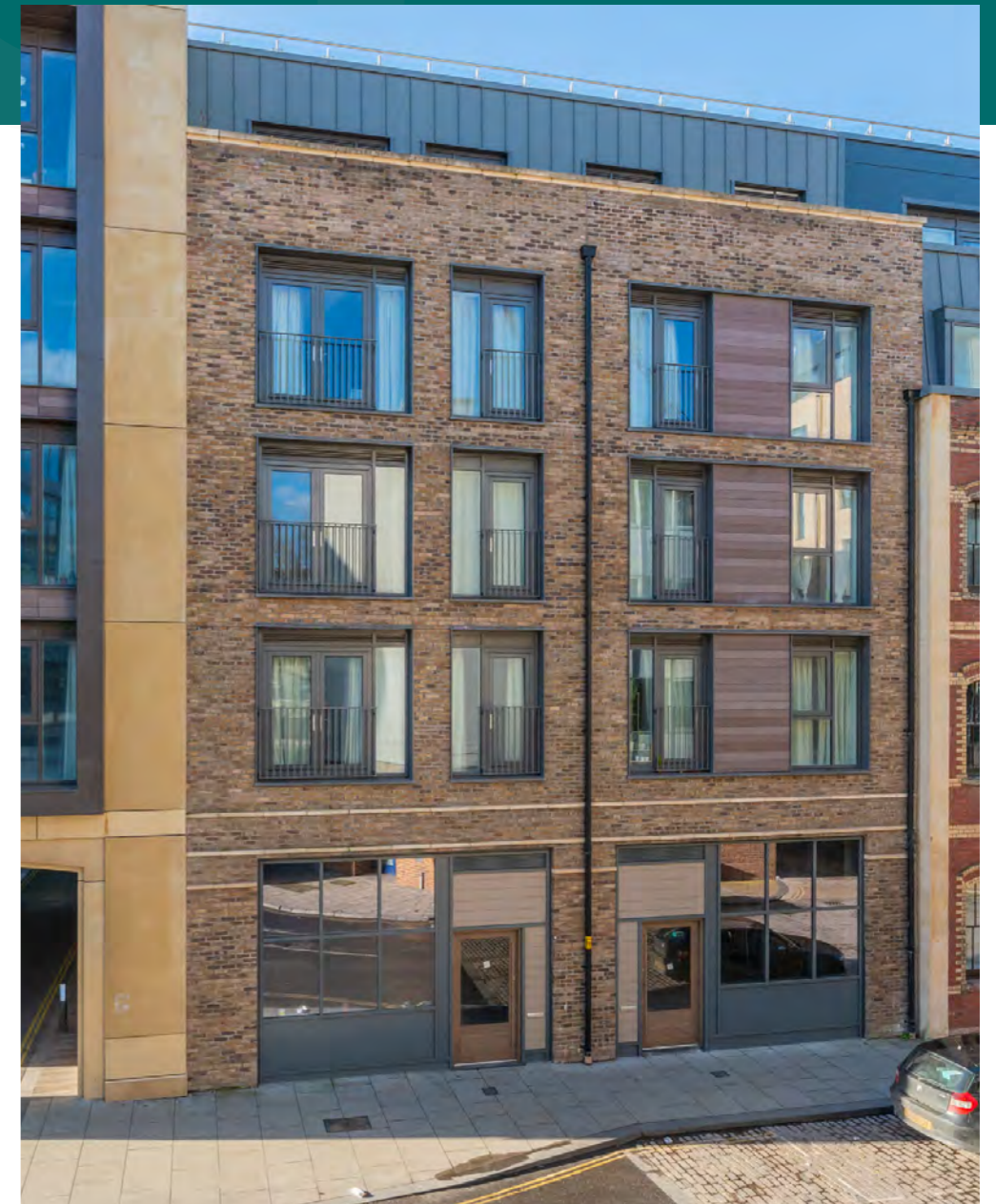


# new mixed use development

Redcliff Quarter is situated within the heart of Bristol City Centre, approximately 0.4 miles from Temple Meads Station. The 2.5-acre site is bordered by Redcliff Street and St Thomas Street.

The latest phases of the development include two new seven and eight storey blocks of 246 residential apartments which front onto the new pedestrian link, Cross Street, which runs from Redcliff Street across to St Thomas Street.

The wider Redcliff Quarter development also includes plans for a 468 unit new PRS scheme bringing an estimated 800 additional people living and working in the immediate area.



St Thomas Street



# Redcliff Quarter



St Nicholas Market



Temple Meads



Harbourside

Queen Square

# the heart of Bristol city centre

Redcliff Quarter is located in the heart of the central business district, approximately 10 minutes' walk from Temple Meads Station in one direction and the highly acclaimed Cabot Circus in another. The adjoining Floating Harbour provides a unique backdrop with cafes, bars and restaurants all just a short walk away. Redcliff Quarter is situated close to Finzels Reach which is now a bustling neighbourhood with a mix of independent café and restaurants.

Central Bristol currently has an estimated population of 21,800 with almost 80% being aged 16 – 39. The residential apartments at Redcliff Quarter will provide over 450 rental only new homes. We estimate that over 2,500 people will be living and working in the immediate vicinity by 2022.

## within walking distance:

**6 mins**  
Castle Park

**9 mins**  
Temple Meads

**10 mins**  
Cabot Circus

**10 mins**  
Queen Square

**15 mins**  
Harbourside

**16 mins**  
Park Street

## travel by car:

M32 Junction 3	7 mins
M4/M5 Interchange	16 mins
Bath	40 mins
Cardiff	1hr 15 mins
London	2hrs 25 mins

## travel by rail:

Bristol Parkway	20 mins
Bath Spa	35 mins
Cardiff Central	1hr 15 mins
Exeter St Davids	1h 10 mins
London Paddington	1hr 45 mins

\*Approximate times supplied by Google Maps

1,024 - 4,539 sq ft  
(95.1 - 421.7 sq m)

The available accommodation comprise six ground floor commercial units of varying sizes. The units are finished to a developers shell and core specification and have been fitted with fully glazed shop fronts.

six  
commercial  
units



Unit 2.3



Unit 2.1

The smaller units within Phase 1 benefit from frontage on to Redcliff Street or St Thomas Street.

The units within Phase 2 have frontage onto the newly created Cross Street and benefit from double height and mezzanine levels to part.

## Accommodation

All measurements are approximate Gross Internal Areas.

Block A	SQ FT	SQ M	Block B	SQ FT	SQ M
<b>Phase 1</b>			<b>Phase 1</b>		
Unit 1.1 (Braid House)	1,452	134.9	Unit 1.2 (Kiln House)	1,024	95.1
			Unit 1.3 (Kiln House)	1,066	99
<b>Phase 2</b>			<b>Phase 2</b>		
Unit 2.1	4,539	421.7	Unit 2.3	Not Currently Available	
Unit 2.2	Not Currently Available		Unit 2.4	Not Currently Available	

### Planning

We understand that the accommodation now benefits from Class E planning consent, which has been granted to all units.

All interested parties should make their own enquiries to the Planning Department of Bristol City Council, Tel: 0117 922 3000.

### Lease

The units are offered by way of a new full repairing and insuring lease for a term of years to be agreed.

### Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations.

Any occupier must satisfy themselves independently as to the state and condition of such items.

### Business Rates

The units have not yet been assessed for business rates.

Interested parties should make their own enquiries to Bristol City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.



#### Quoting Rent

From £25.00 per sq ft per annum exclusive.

#### Legal Costs

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

#### References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

#### Energy Performance Certificate

The units will be assessed once the glazing has been installed.

#### Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful tenant prior to instructing solicitors.

#### The Code for Leasing Business Premises in England and Wales 2007

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

#### VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent.

We recommend that the prospective tenants/purchasers establish the implications before entering in to any agreement.

#### Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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# Redcliff Quarter

Bristol BS1 6WL

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