

ninety

NINETY VICTORIA STREET | BRISTOL

FULLY FITTED GROUND FLOOR SUITE TOTALLING 5,076 SQ FT (48 DESKS)



Indicative CGI

The Building

Prominently positioned on Victoria Street, Ninety is a four-storey detached office building, just a few minutes' walk from Bristol Temple Meads.



Enhanced entrance and refurbished reception.



A new dedicated cycle hub.



Spa-quality showers, drying lockers and changing facilities.



EPC A and fully electric building.

BREEAM[®] BREEAM Excellent.



New Hybrid VRF air conditioning.



EV charging points for both cars and bikes.



PV installation on the roof.



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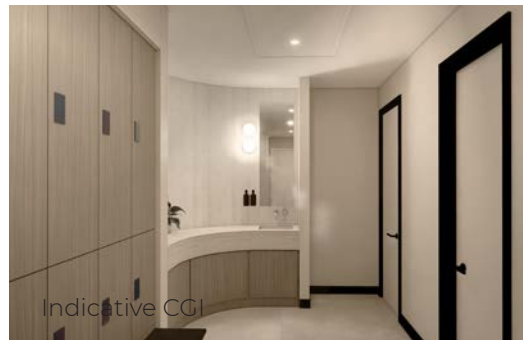
A REIMAGINED
RECEPTION PROVIDING A
WARM AND WELCOMING
SPACE FOR BOTH
OCCUPIERS AND VISITORS



Indicative CGI



Indicative CGI



Indicative CGI

New end of journey facilities that have
been thoughtfully designed.



Indicative CGI




Indicative CGI


The ground floor will be refurbished to provide a fully fitted suite with new LED lighting, a suspended metal-tile ceiling, raised floors and air conditioning.

Availability

5,076 sq ft (471.6 sqm)

 Parking (4 car parking spaces are allocated)

 Cycle Store

 Showers, Lockers & WCs

 Reception

 Ground Floor Office Suite

Desks 48

Meeting Rooms 3

Kitchenette 1

Breakout Space 1





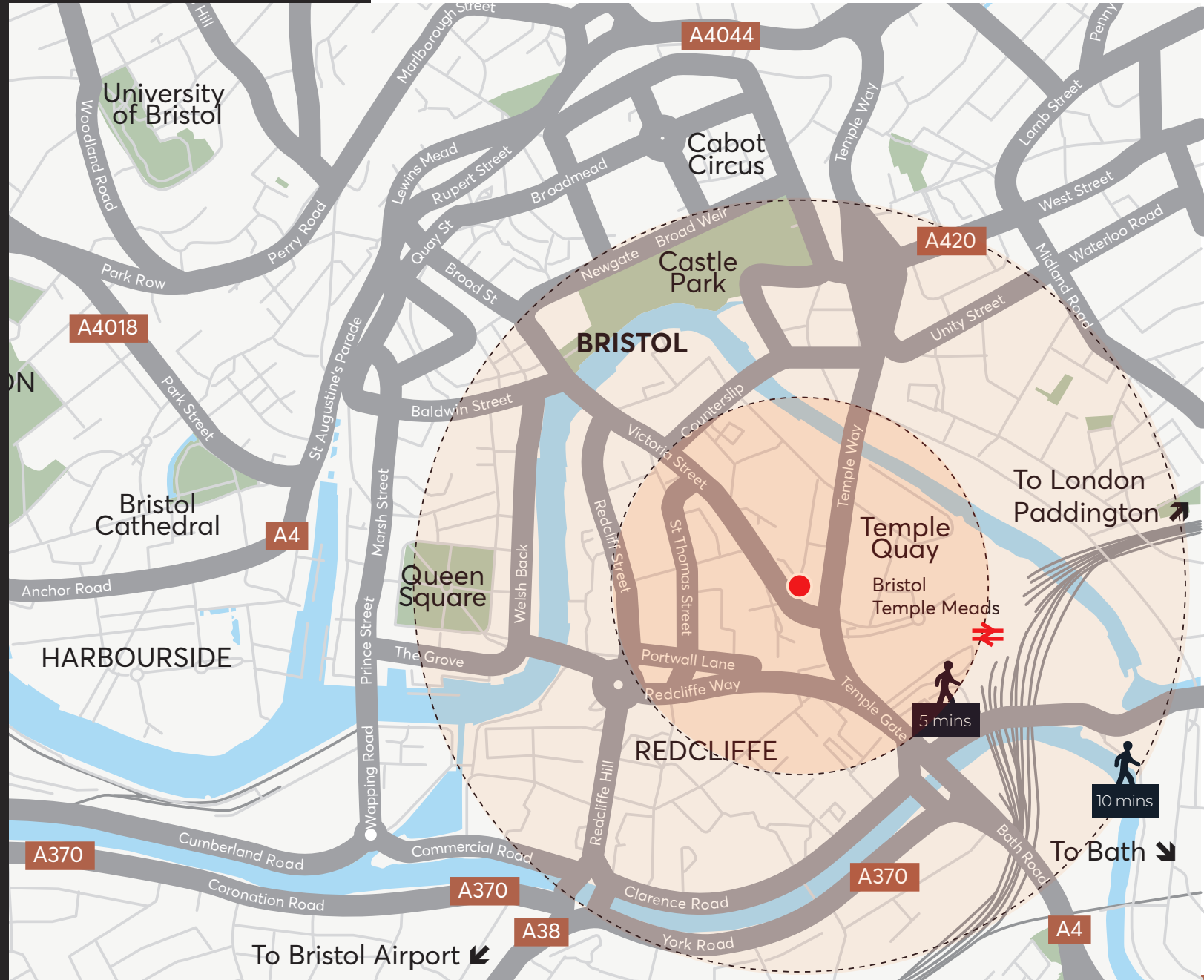
- Bristol Temple Meads** 4 mins (0.1 mile)
- Finzels Reach Market** 6 mins (0.3 miles)
- St. Nicholas Market** 9 mins (0.4 miles)



- M32 Motorway** 6 mins (1.6 miles)
- M4 Motorway** 15 mins (7 miles)
- Bristol Airport** 19 mins (8.8 miles)



- Cardiff Central** 45 mins
- Birmingham New Street** 1hr 21 mins
- London Paddington** 1hr 37 mins



An Aerial View

CENTRALLY
LOCATED...

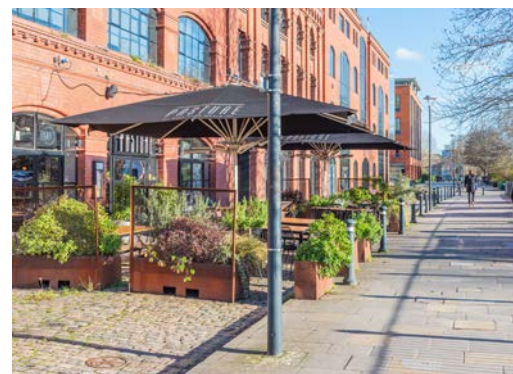
- 1 Marco Olive Branch
- 2 Kings Head
- 3 Greggs
- 4 Cornubia
- 5 Pret
- 6 Origin Coffee
- 7 Finzels Reach Food Market
- 8 Left Handed Giant
- 9 Bocabar
- 10 Spicer & Cole
- 11 Coffee Collective
- 12 Prime by Pasture
- 13 Press Cafe
- 14 Coffee Box
- 15 Hart's Bakery
- 16 Starbucks
- 17 Knights Templar
- 18 Double Puc
- 19 Mokoko Bakery
- 20 Bakealicious
- 21 Leonardo Hotels
- 22 Hilton Garden Inn





The Surrounding Area

Ninety is surrounded by an abundance of amenities where you can eat, drink and socialise.





CONTACT

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please contact the agents below:



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