

ninety

NINETY VICTORIA STREET | BRISTOL

FULLY FITTED GROUND FLOOR SUITE - 5,190 SQ FT (48 DESKS)

CAT-A FIRST FLOOR SUITE - 6,641 SQ FT



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.

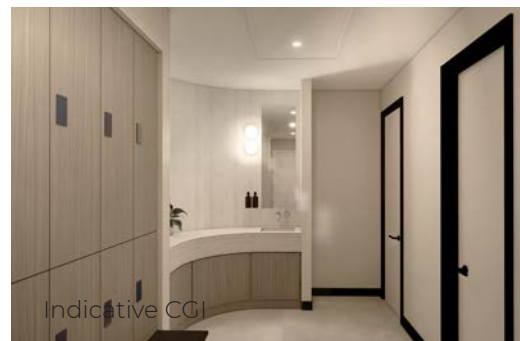


PV installation on the roof.



Indicative CGI

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



New end of journey facilities that have
been thoughtfully designed.





Indicative CGI

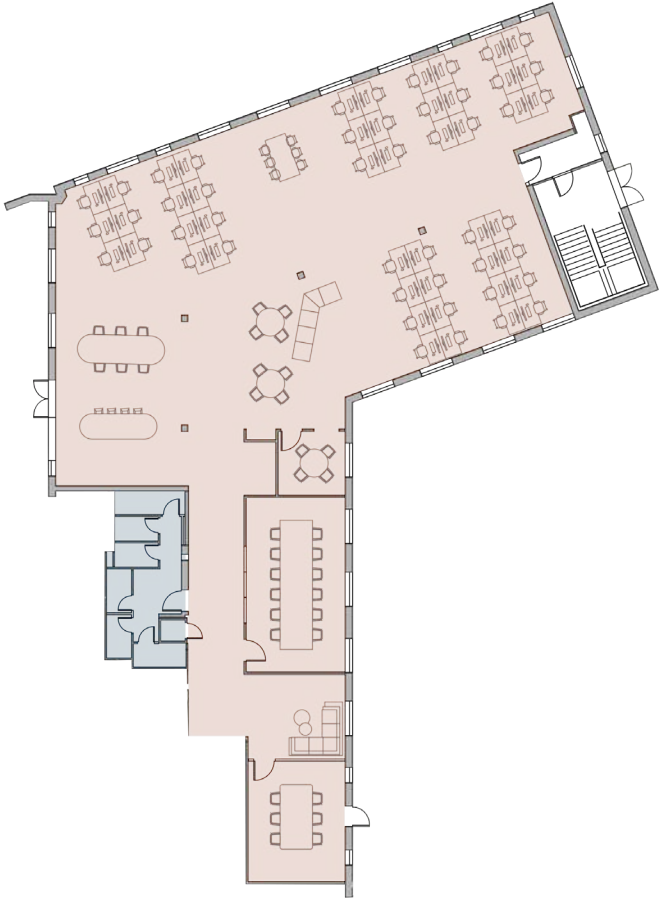
The ground floor will be refurbished to provide a fully fitted suite with new LED lighting, a suspended metal-tile ceiling, raised floors and air conditioning.

GROUND FLOOR

Availability

5,190 sq ft (482 sqm)

Ground Floor Office Suite	
Desks	48
Meeting Rooms	3
Kitchenette	1
Breakout Space	1

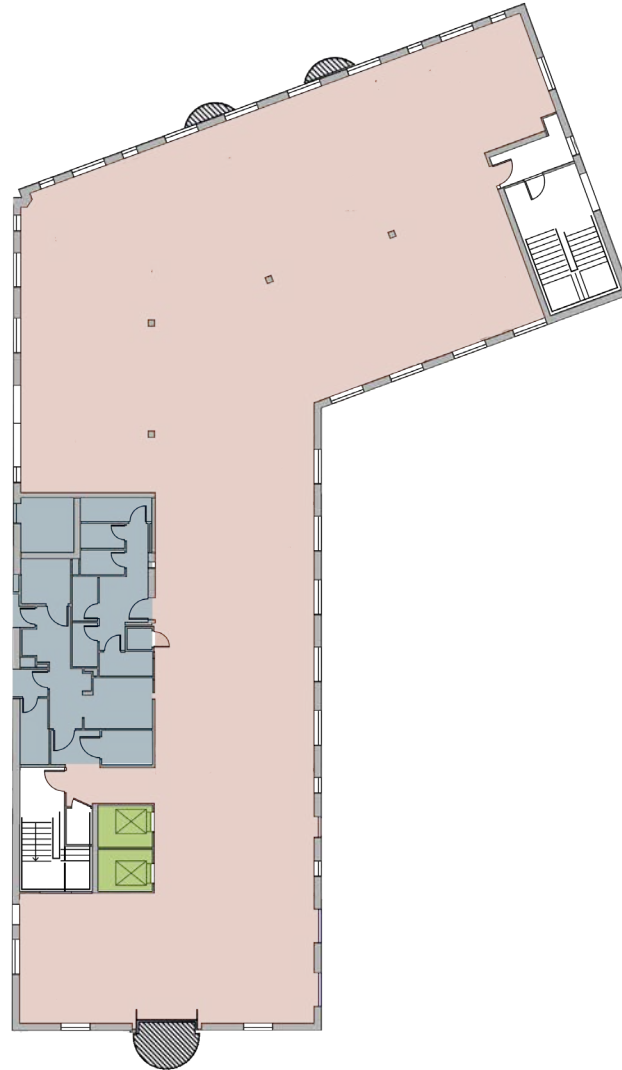


FIRST FLOOR

Availability

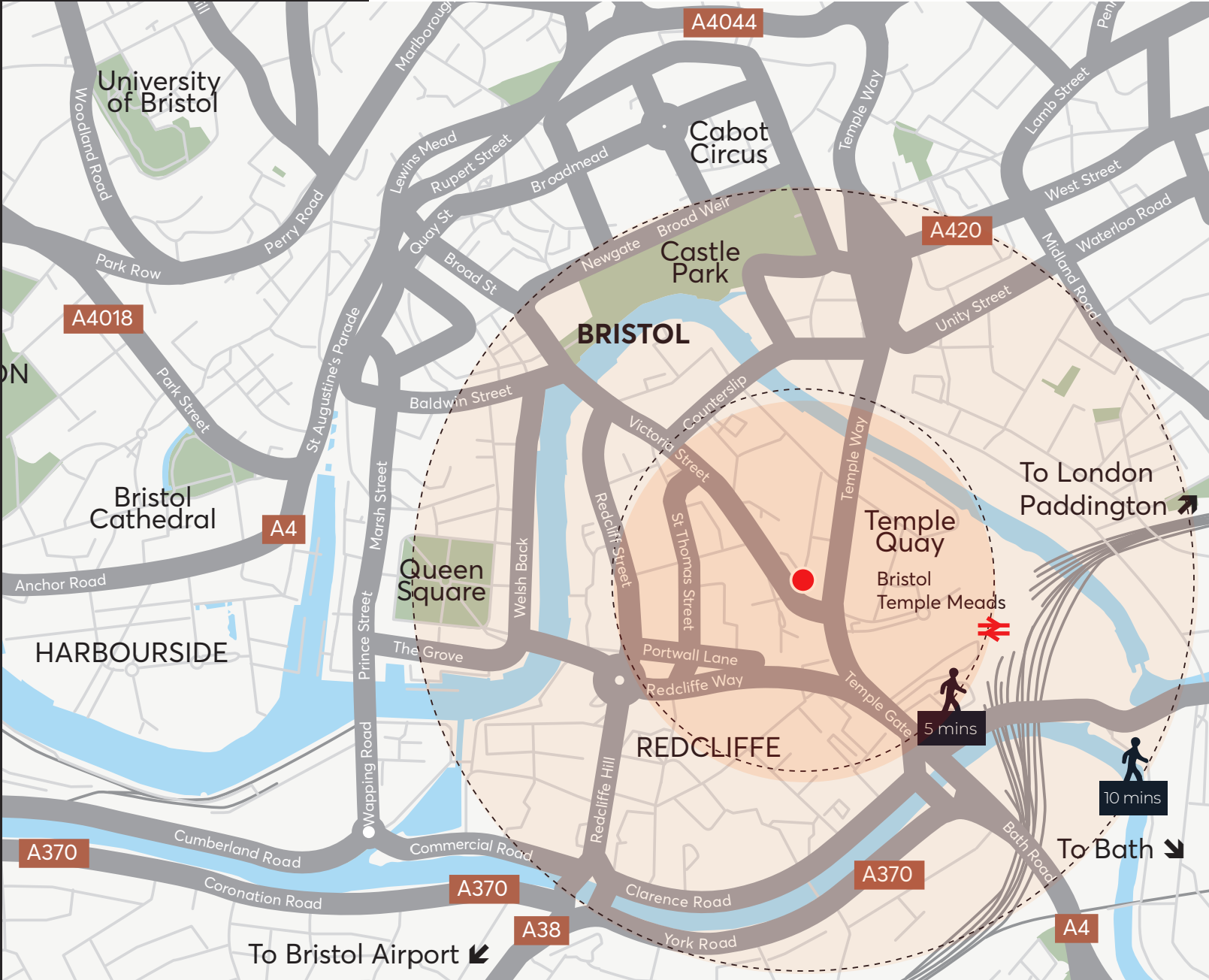
6,641 sq ft (617 sqm)

First Floor Office Suite (CAT-A)





	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...

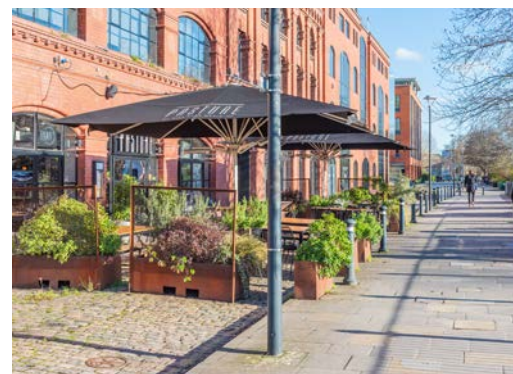
- 1 Marco Olive Branch
- 2 Kings Head
- 3 Greggs
- 4 Cornubia
- 5 Pret
- 6 Origin Coffee
- 7 Finzels Reach Food Market
- 8 Left Handed Giant
- 9 Bocabar
- 10 Spicer & Cole
- 11 Coffee Collective
- 12 Prime by Pasture
- 13 Press Cafe
- 14 Coffee Box
- 15 Hart's Bakery
- 16 Starbucks
- 17 Knights Templar
- 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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