



harbourside

A GREAT PLACE TO LIVE, WORK AND SOCIALISE

BOOMING BRISTOL



Bristol is the **8th largest city** in the UK



463,000 residents live in the city and beyond



54,000 of those are **students**



Bristol was voted one of the **Top 10 happiest cities** to live in the UK



It was also voted the **Number 1 place to start and grow a business** in the UK



Over 12 million tourists flock to Bristol every year

As the capital of the South West, Bristol has a prosperous & creative economy.

Historically, growth in the city's economy was built around its ports and more latterly the aerospace industry.

Fast forward to today and Bristol's economy relies on media, tech and financial services and being one of the most popular tourist destinations in the UK.

It is also one of the most desirable places to live, especially for people seeking a better quality of life.

Harbourside is a mixed use city centre district, adjacent to Bristol's historic floating harbour.

There are many apartment blocks lining the water and walkways around Bristol's harbour. At Harbourside in excess of 1,000 residential units are occupied all year round, offering premium city living.

Recreational activities in the locality include workouts at Pure Gym and Stark Fitness. You can also take your pick of water-based pursuits such as rowing, canoeing and paddle boarding.



**LIVE &
WORK**

Within a 10 minute catchment of Harbourside there are typically over 12,000 office workers. Key employers in the area being Lloyds Banking Group, Hargreaves Lansdown, Environment Agency, Triodos Bank & Bristol City Council.

Catering for office workers, residents, students and tourists are numerous cafes and restaurants. With independents like Friska, Spoke & Stringer and Steak of the Art and nationals such as The Stable, Prezzo and Las Iguanas serving up your favourite food & beverage.

DAY & NIGHT



Harbourside is a vibrant area both in the day and evening with many cultural attractions and leisure activities from the Watershed Cinema to the Arnolfini Arts Centre.

Together with the science museum 'We the Curious' and the Bristol Aquarium, Harbourside pulls in people of all ages.

It also has one of the largest escape room venues in the UK operated by Locked in a Room.



In the evening, the many bars and pubs come to life, offering the very best of locally brewed beer and cider.

Rainbow Casino complements this thriving nightlife into the early hours.

The new arrival, Lane7 has taken boutique bowling to the next level.

Offering its unique mix of 10 lane bowling, ping pong, American pool and retro arcade gaming all under one roof.

**OPENING
SOON**



ELEVATED BRISTOL

Bristol University

City Hall

Hargreaves Lansdown

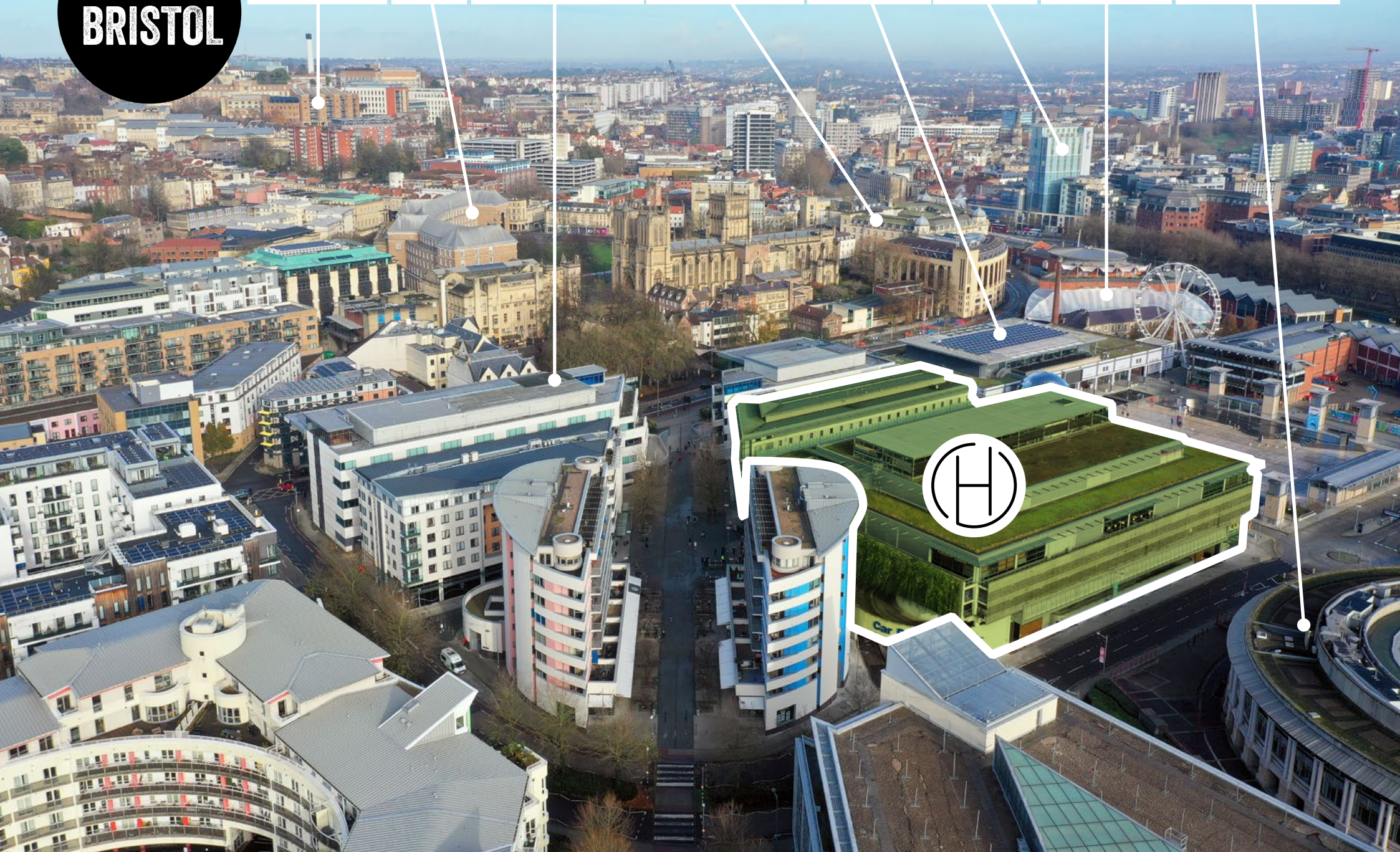
Marriott Royal Hotel

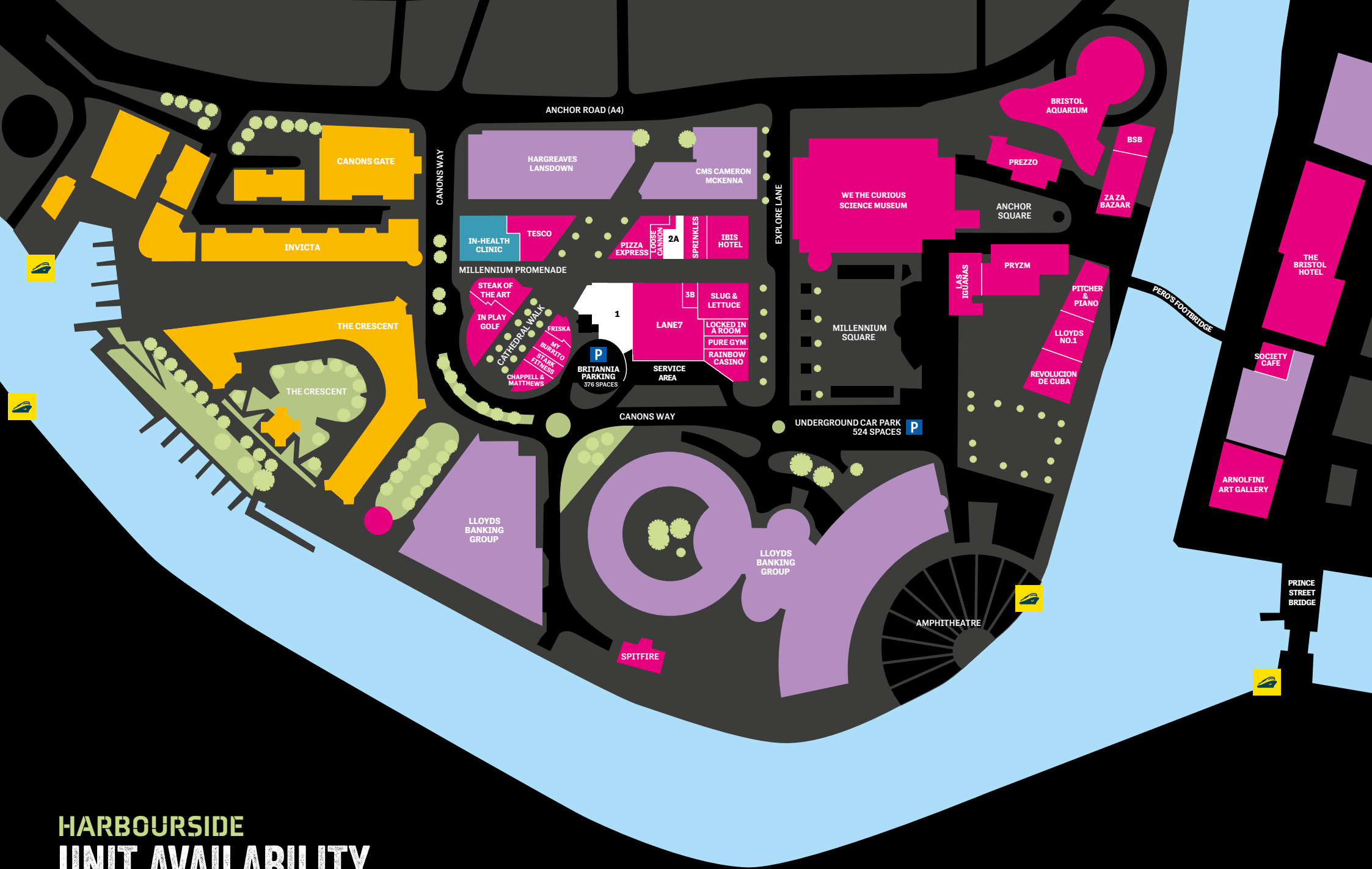
We The Curious

Radisson Blu

Bristol Aquarium

Lloyds Banking Group





HARBOURSIDE UNIT AVAILABILITY

- RESIDENTIAL
- OFFICE
- RETAIL / RESTAURANT / BAR / CAFE / LEISURE
- HEALTHCARE
- AVAILABLE RETAIL / LEISURE UNITS

UNIT 1, BUILDING 11

MILLENNIUM PROMENADE



Unit 1 is a corner unit adjacent to the new Lane7 bowling alley with outside seating on both Cathedral Walk and Millennium Promenade.

GIA: 6,413 sq. ft (596 sq. m)

Use: A3, A4 or D2 uses

Specification: shell condition

Tenure: new effectively FRI lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews

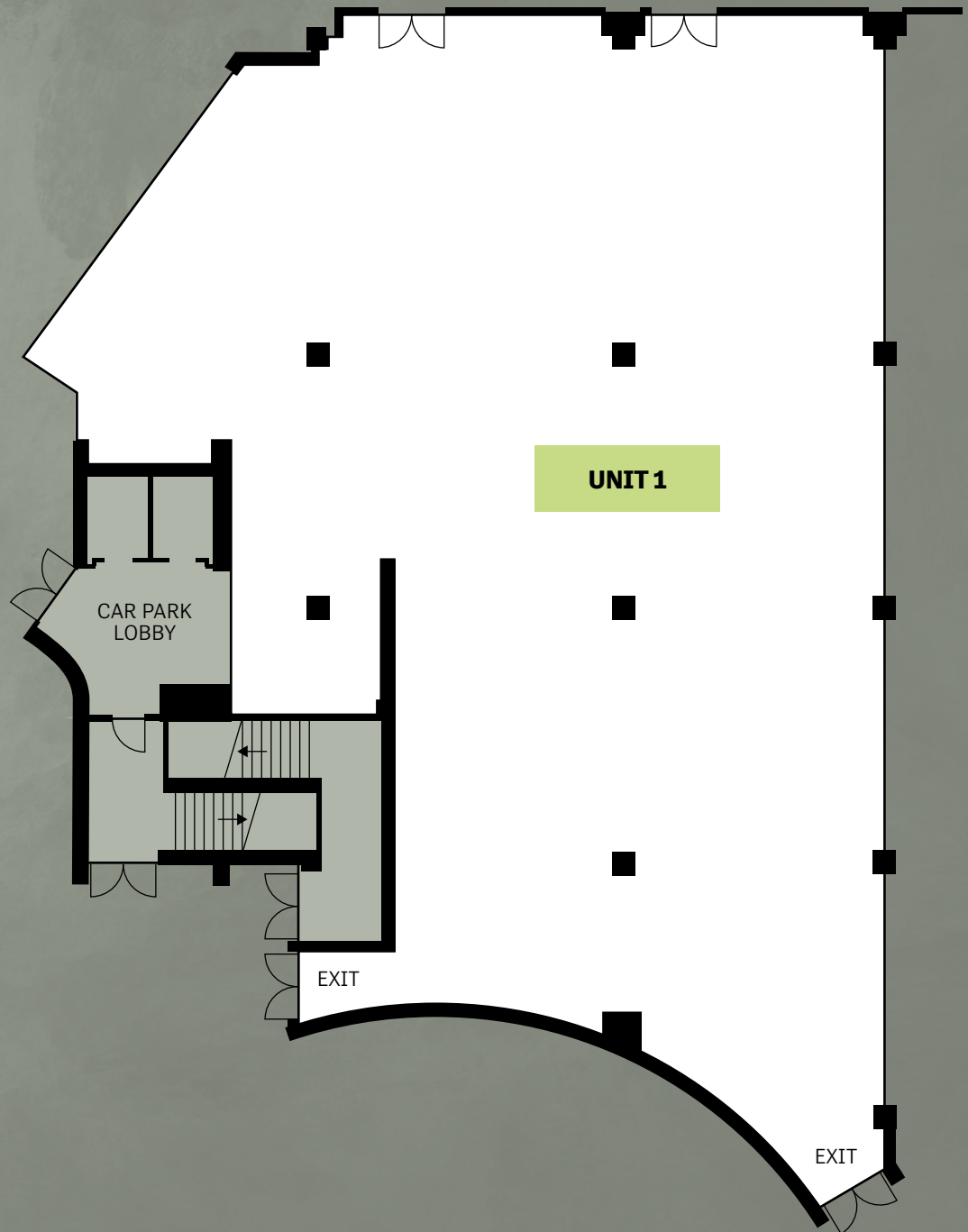
Rent: upon application

Business rates: to be assessed

Servicing: deliveries via covered service area

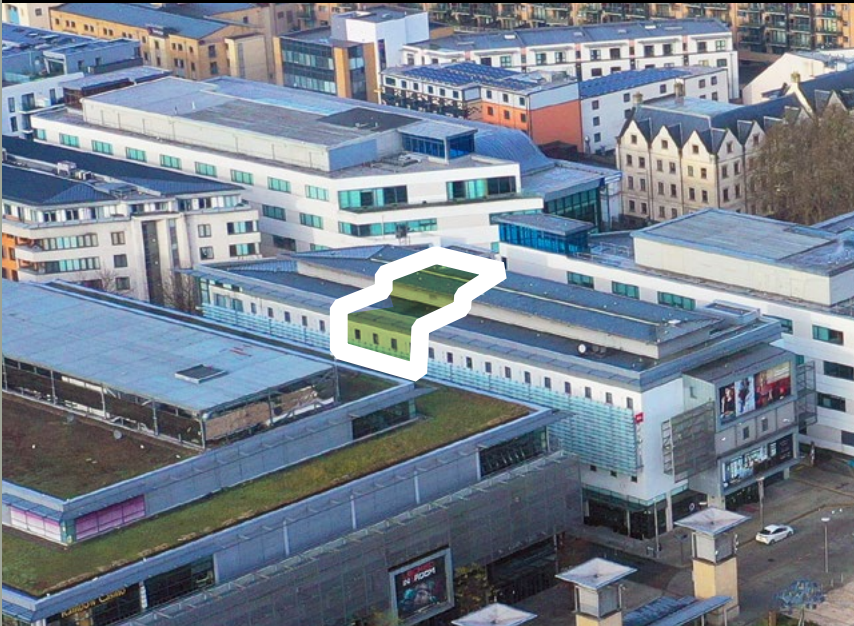
Bin storage: shared bin store

EPC: C rating



UNIT 2A, BUILDING 8

MILLENNIUM PROMENADE



Unit 2A has a 12m frontage opposite the new Lane7 bowling alley with outside seating on Millennium Promenade.

GIA: 1,907 sq. ft (177 sq. m)

Use: A3, A4 or D2 uses

Specification: partially fitted condition

Tenure: new effectively FRI lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews

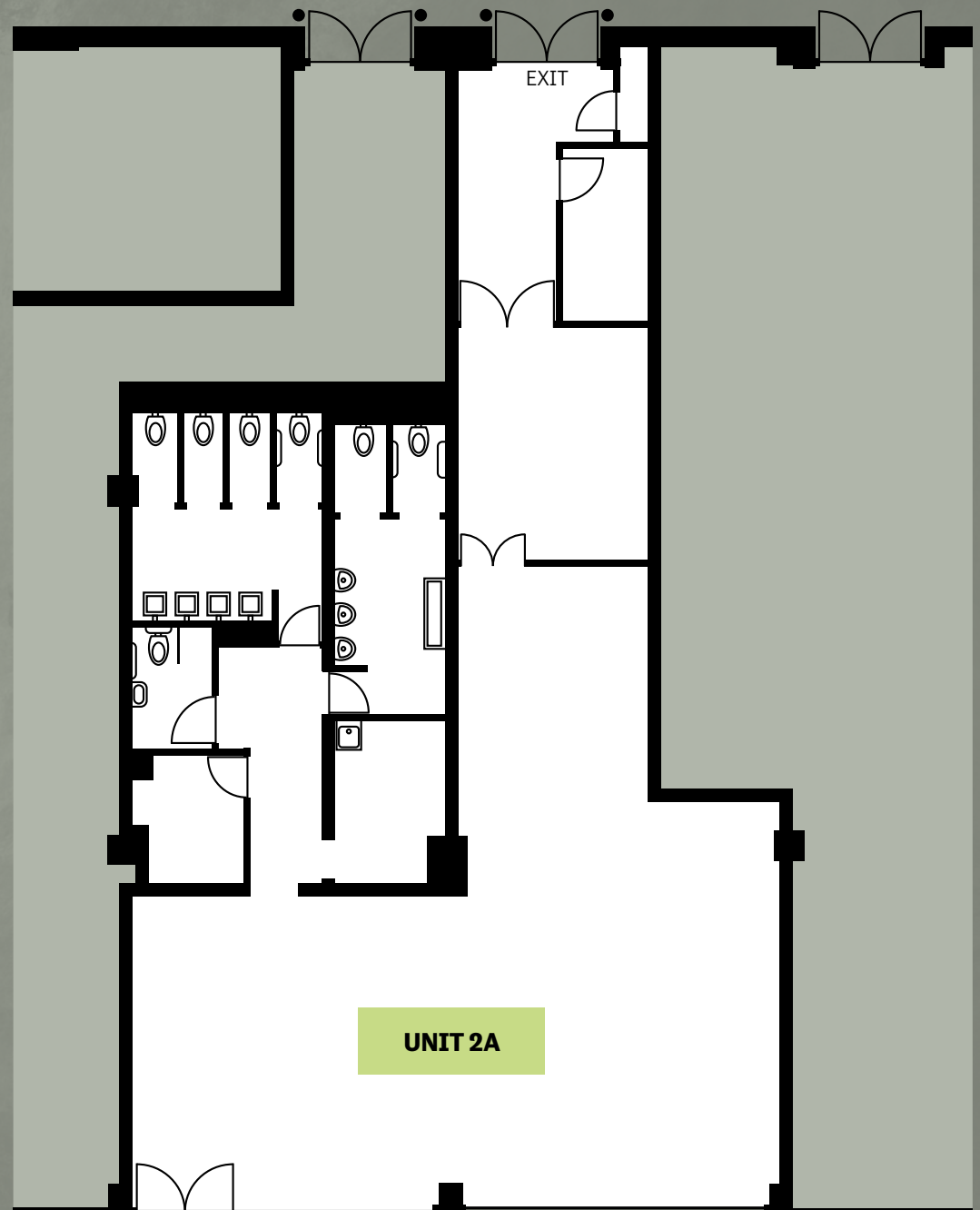
Rent: upon application

Business rates: Rateable value 2017 £31,750

Servicing: deliveries via rear service road

Bin storage: within unit demise

EPC: C rating





harbourside

FOR MORE INFORMATION CONTACT

arc incorporating
downing
bentley
Retail Property Consultants

Spencer Wilson
CALL 0117 2520532
EMAIL spencer@arcretail.co.uk



Dan Milford
CALL 0117 930 5715
EMAIL daniel.milford@eu.jll.com



Asset Management