

3 PORTWALL LANE

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LANE

Multiple Occupier

Discover characterful Grade A
refurbished office space in the
vibrant heart of Bristol.



3 Portwall Lane is a design led refurbishment and extension of a characterful warehouse located in the Redcliffe quarter of Bristol.

Designed with sustainability, occupant wellbeing and efficient running costs in mind - with BREEAM Excellent certification pending and an expected EPC A on completion.

Just a 5 minute walk from Bristol Temple Meads - secure bike storage, showers and active travel lockers make it the perfect spot for commuters.

The location offers easy access to the city's vibrant culture with Harbourside, Queen Square, and the upcoming Boxhall Bristol just steps away.

Completing Autumn 2023, choose to lease the entire 9,500sq ft. building or on a floor-by-floor basis.

- Designed to latest British Council of Offices guidance.
- Shower on each floor.
- Cat B fit-out costs can be provided and rentalised.
- Energy use metered by floor - measure and prove your energy use.
- Hybrid Heating and Cooling are easily controllable by floor.
- Rentalised dilapidation available.



BREEAM EXCELLENT certification pending



Designed to EPC A



Hybrid Air Conditioning system



Low energy lighting



Active travel lockers



Design led refurbishment



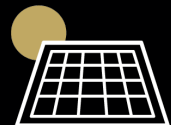
Opening Windows



Secure bike store



Showers to each floor



Solar Panels



4 minute walk to Queen Square



5 minute walk to Bristol Temple Meads



8 minute walk to Finzels Reach



10 minute walk to Wapping Wharf



20 minute walk to Clifton Triangle



Designed to BCO Guidelines



DDA compliant WC



New 8 person lift



20 minute drive from Bristol Airport



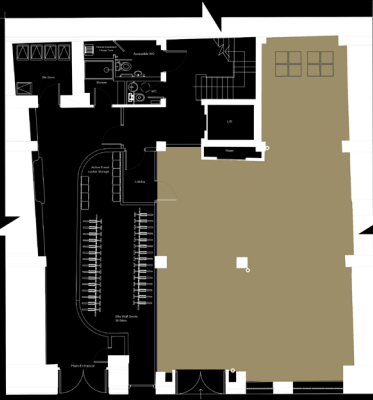
Rentalised fitout options available



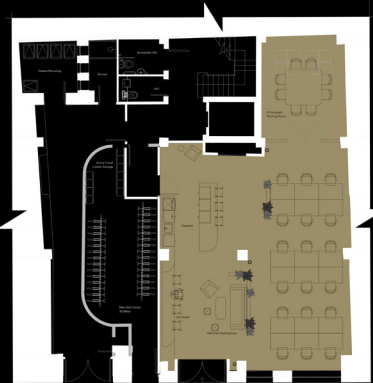
Ground Floor

Approx. 1366 sq.ft

CAT A Landlord Fitout



CAT B Schematic Tenant Fitout

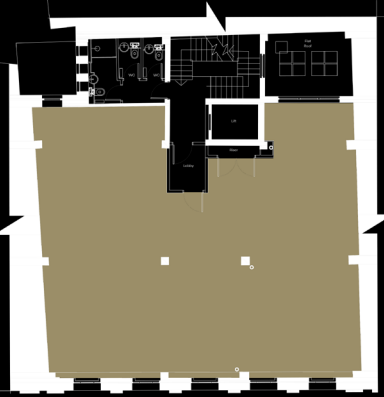




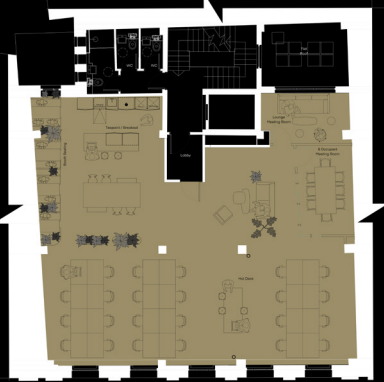
First Floor

Approx. 2050 sq.ft

CAT A Landlord Fitout



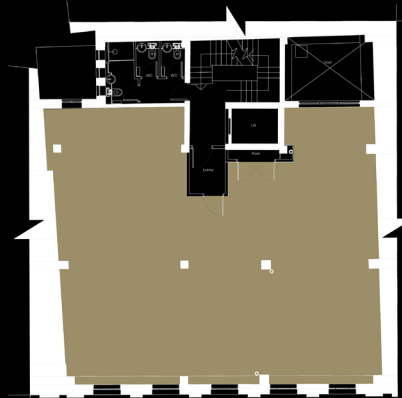
CAT B Schematic Tenant Fitout



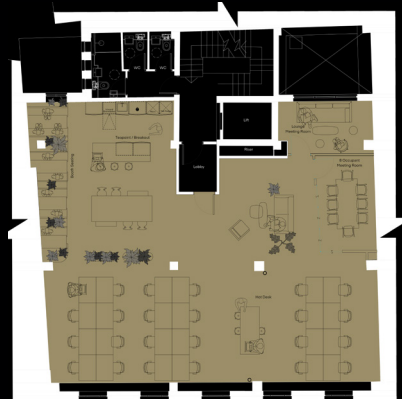
Second Floor

Approx. 2105 sq.ft

CAT A Landlord Fitout



CAT B Schematic Tenant Fitout

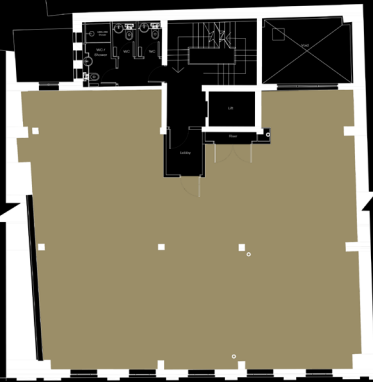




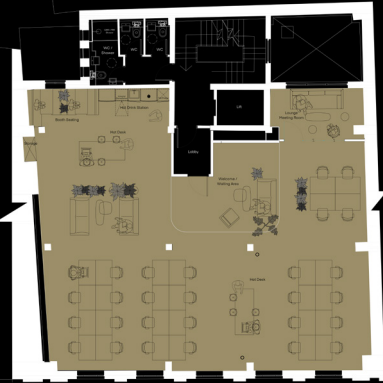
Third Floor

Approx. 2140 sq.ft

CAT A Landlord Fitout



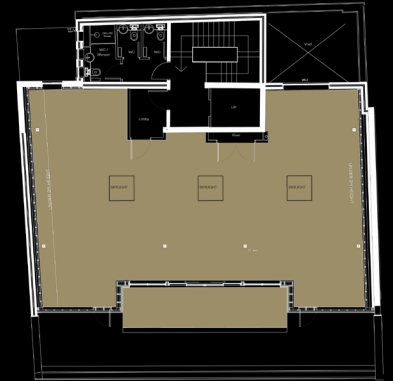
CAT B Schematic Tenant Fitout



Fourth Floor

Approx. 1508 sq.ft

CAT A Landlord Fitout



CAT B Schematic Tenant Fitout



* Third and Fourth floor to be let together. Combind lettable area approx. 3648 sq. ft.

For more information, please contact or visit www.3portwalllane.co.uk

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