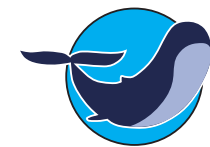




WHALE WHARF

ESCAPE FROM THE CITY





WHALE WHARF



SPACE TO BREATHE...

## A BETTER PLACE TO WORK

**Premier grade serviced offices in a unique and spectacular riverside location near Bristol with views across the River Severn towards the Welsh hills.**

### WELL CONNECTED

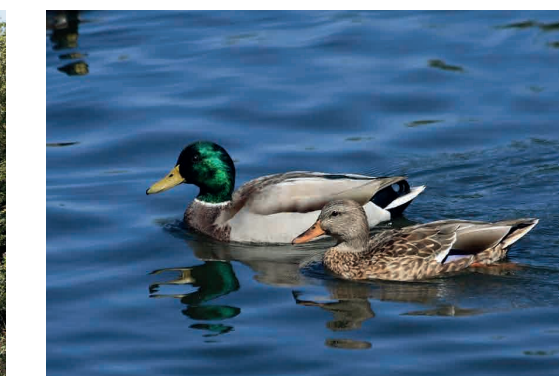
Whale Wharf enjoys easy and direct access to the M4, M5, M48 and the national motorway system, as well as national and international transport links via Bristol Parkway station and Bristol international airport.

### OUTSTANDING ENVIRONMENT

Forget about being chained to a desk. At Whale Wharf you can relax in nine acres of mature landscaped grounds, stroll along the Severn Way, enjoy lunch by the lake or exercise on the sports courts. It all makes Whale Wharf an outstanding place to do business.

### COMMUNICATION HUB

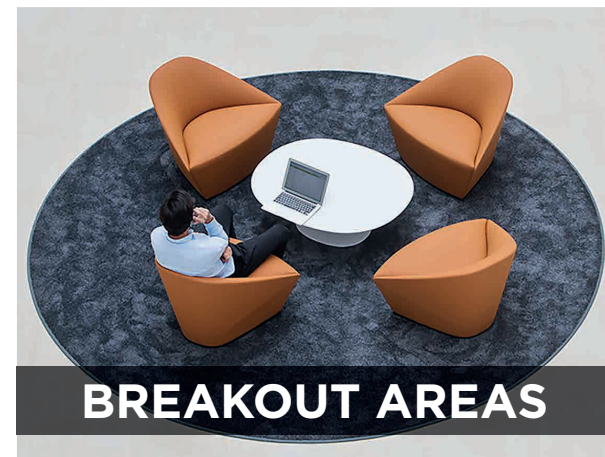
This idyllic setting is less than 10 minutes from the motorway and just 15 minutes drive from the metropolitan hub of Bristol. Whale Wharf is located at the heart of South Gloucestershire and is ideally placed for easy access to other regional centres in the south-west, east Wales, the West Midlands and central southern counties.

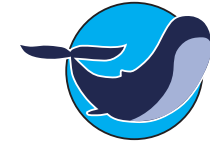


# SERVICED OFFICE SPACES AND COWORKING SPACES, IN A PRIME LOCATION NEAR BRISTOL

Whale Wharf offers from 800 to 150,000 square feet of contemporary hi-spec serviced office space in flexible configurations within a range of buildings.

Set in a unique and tranquil rural location with stimulating views across countryside and the River Severn, it's a place where you can hear yourself think, a place to go about your business in a different way. When you need to go with the flow, it's a matter of minutes to the M4/M5 interchange, Bristol Parkway Station and Bristol City Centre.





# WHALE WHARF



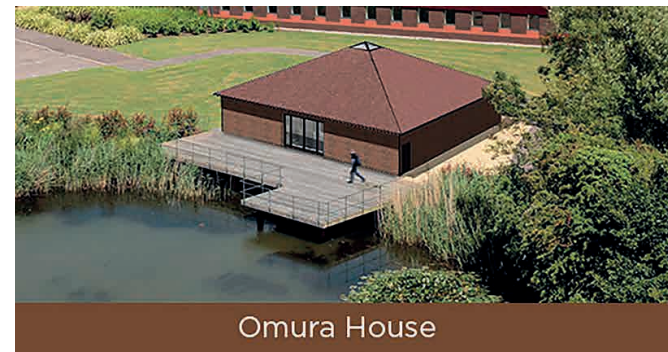
Baleen House



Beluga House



Gray House



Omura House



Orca House



Pilot House

**Whale Wharf comprises a range of buildings offering from 800 to 150,000 square feet of contemporary hi-spec serviced office space in flexible configurations. We can configure office spaces to suit your precise needs – please contact us for full details or to discuss your bespoke requirements.**

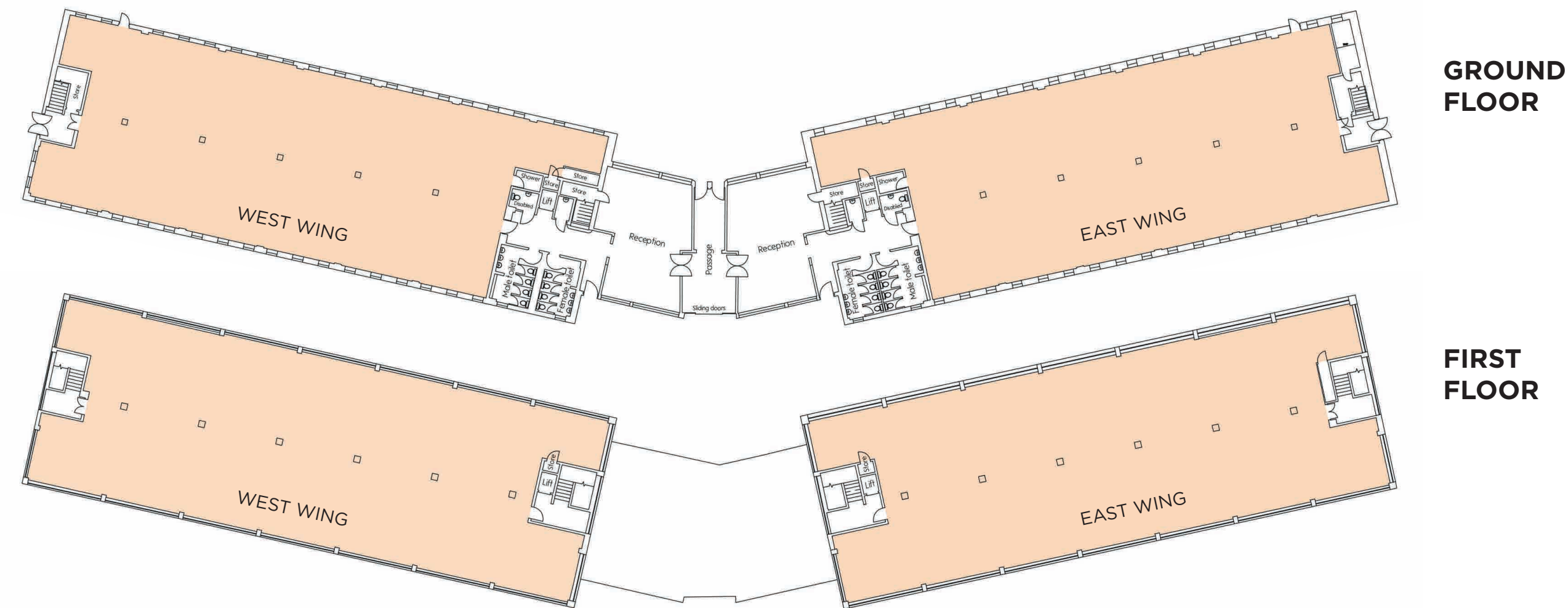


# WHALE WHARF SITE PLAN



A	GRAY HOUSE	522.56m <sup>2</sup>	5,624 sq ft
B	BALEEN HOUSE	128.12m <sup>2</sup>	1,379 sq ft
C	ORCA HOUSE	828.86m <sup>2</sup>	8,921 sq ft
D	PILOT HOUSE	1,197m <sup>2</sup>	12,884 sq ft
E	BREACH HOUSE	828.86m <sup>2</sup>	3,224 sq ft
F	BELUGA HOUSE	2,754.6m <sup>2</sup>	29,650 sq ft
G	OMURA HOUSE	108.15m <sup>2</sup>	1,164 sq ft

# Beluga House



# Beluga House

## SPECIFICATION

GROUND FLOOR	West	728m <sup>2</sup>	7,790sq ft
	East	704m <sup>2</sup>	7,534sq ft
FIRST FLOOR	West	728m <sup>2</sup>	7,790sq ft
	East	704m <sup>2</sup>	7,534sq ft
TOTAL		2,754.6m <sup>2</sup>	29,650sq ft



<b>Roof</b>	Roman profiled tiles
<b>Rainwater Goods</b>	Copper and powder coated aluminium.
<b>Soffit</b>	Oak boards and powder coated aluminium.
<b>Windows</b>	Openable double glazed powder coated thermally broken aluminium with natural slate internal windowsills.
<b>External doors</b>	Fully double glazed in powder coated aluminium and also powder coated steel.
<b>External walls</b>	Brickwork, glazed screens with solid oak surrounds.
<b>Internal walls</b>	Stucco finish and painted plaster. Technical marble tiles in WCs.
<b>Internal doors</b>	American black walnut veneer and architraves with stainless steel ironmongery and portholes.
<b>Internal ceilings</b>	Ecophon suspended ceiling and plasterboard and skim.
<b>Skirting</b>	American black walnut and white PVC perimeter trunking.
<b>Floor</b>	Limestone in lobby and staircase with limestone skirtings. Technical marble tiles in WC. Carpet tiles and carpet matting elsewhere.
<b>Stairs</b>	Limestone treads and risers, stucco wall finishes, stainless steel handrails.
<b>Lighting</b>	Recessed downlights. Office lights to current standards including emergency lighting.
<b>External lights</b>	Recessed in soffits and paving.
<b>Mechanical</b>	Comfort cooling throughout.
<b>Cleaners store</b>	Tiled with stainless steel sink.

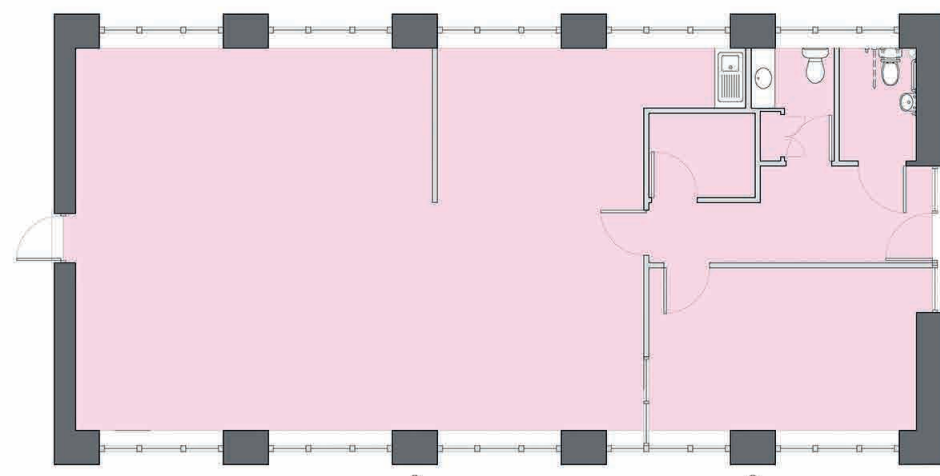
<b>Stores</b>	Cloak cupboards off reception, understairs cupboard, stores off ground and first floor offices.
<b>Hot water</b>	Provided by instantaneous electric heaters and Megaflo cylinders.
<b>Insulation</b>	To current building regulation standards.
<b>DDA</b>	To building regulation standards with level threshold and disabled WC and lifts.
<b>Data</b>	Fully fitted CAT 5e data cabling providing flexible voice and data points taken to a computer cabinet with patch panel. Data room provides space for tenant's services, switches, routers, and hubs. Each building is served by the sites own telecommunications mast to achieve a number of 2 megabits communication links.
<b>Fire detection</b>	Smoke detectors and break glass points and fire panel.
<b>Security</b>	External doors have hidden alarm contactors. Each building is covered by a number of security cameras centrally controlled and maintained by a 24 hr security company. Site is enclosed by a 2.4m high security fence with three electronically controlled gates, including intercom at main gate with remote access control.
<b>Tea point</b>	Flexible positions for tea points with sink and power.
<b>WCs</b>	Technical marble tiles and pebble mosaics. American black walnut doors and sills. Automatic taps. Paper towels, warm air drier, and shaver point. Natural and mechanical ventilation.

# Baleen House



## SPECIFICATION

Baleen House may be configured for sole occupancy or to provide dedicated coworking spaces. Please enquire.



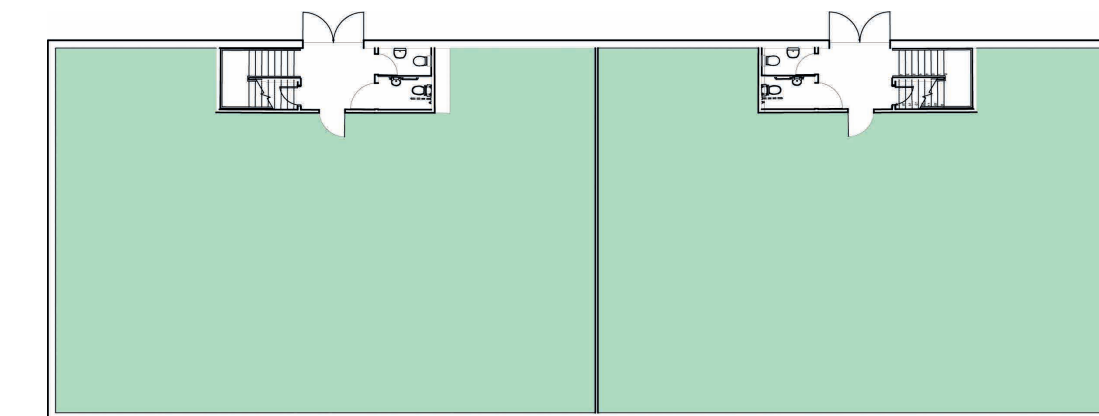
**128.12m<sup>2</sup> 1,379sq ft**

<b>Roof</b>	Standing seam cladding with aluminium gutters and downpipes.
<b>External walls</b>	Brickwork and metal horizontal cladding panels with internal insulated timber frame and plasterboard finish.
<b>External doors</b>	Powder coated aluminium framed with double glazing.
<b>Canopy</b>	Glass and stainless steel.
<b>External paving</b>	Brick pavers.
<b>Internal walls</b>	Generally painted plasterboard timber studwork with acoustic insulation. American black walnut skirtings and architraves. WC skirtings to be tiled. Tiled splashbacks.
<b>Internal floors</b>	Office – Carpet tiles with floor ducts. Lobby – Carpet mat. WCs – Tiles.
<b>Ceilings</b>	Painted taped plasterboard sloping soffits, 600 x 600 suspended ceiling tiles.
<b>Internal sills</b>	Painted MDF
<b>Sanitary ware</b>	Armitage Shanks including Doc M pack.
<b>Internal doors</b>	Flush American Black Walnut.
<b>Ironmongery</b>	Stainless steel.
<b>Lighting</b>	To current office standards.
<b>DDA</b>	External doors to have level threshold, 1 no disabled WC.
<b>Car Parking</b>	Ample car parking spaces adjacent to the building.
<b>Heating</b>	Electric.
<b>Hot water</b>	Instantaneous electric heaters.
<b>Security</b>	External doors have hidden alarm contacts. Building is covered by a number of security cameras centrally controlled and maintained by a 24 hr security company. Site is enclosed by a 2.4m high security fence with three electronically controlled gates, including intercom at main gate with remote access control.
<b>Insulation</b>	To current Building Regulation standards.
<b>Fire</b>	Smoke detectors, break glass points, emergency lighting.
<b>Tea Point</b>	Sink, hot and cold water, worktop, cupboards and power for tenants microwave and fridge. Slate floor.
<b>WCs</b>	3 no WCs including 1 no fully accessible.
<b>Data</b>	Building is served by the sites own telecommunications mast to achieve a number of 2 megabits communication links.

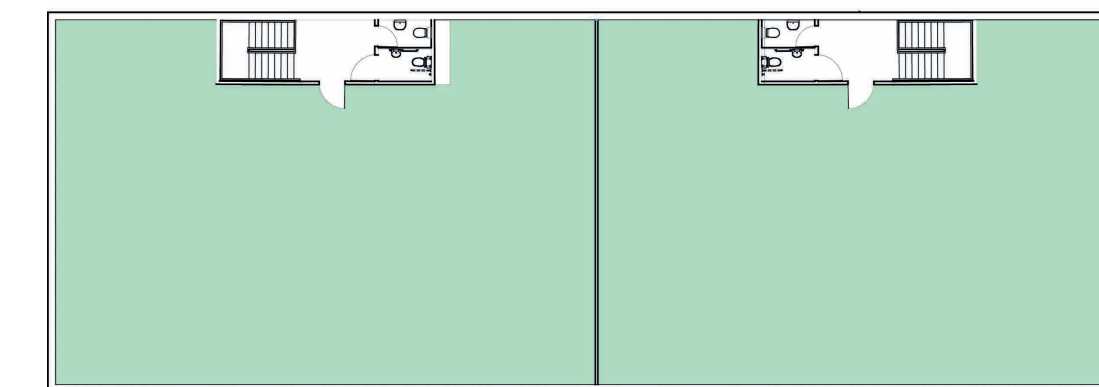
# Pilot House



## SPECIFICATION



GROUND FLOOR



FIRST FLOOR

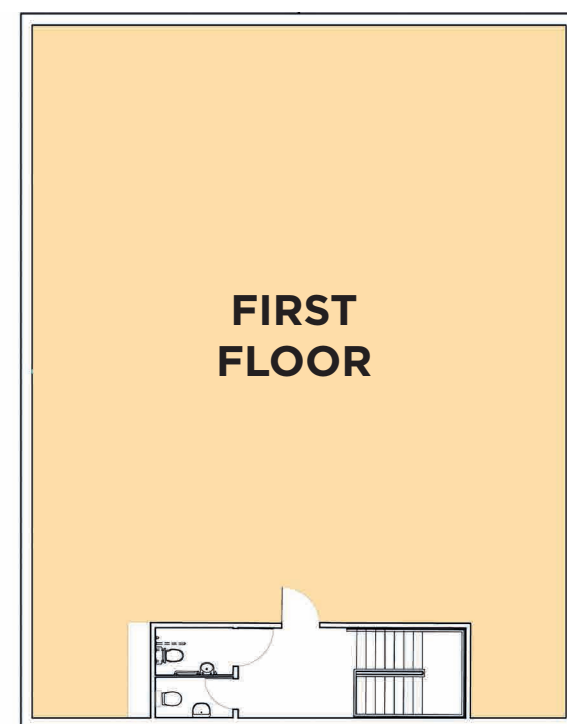
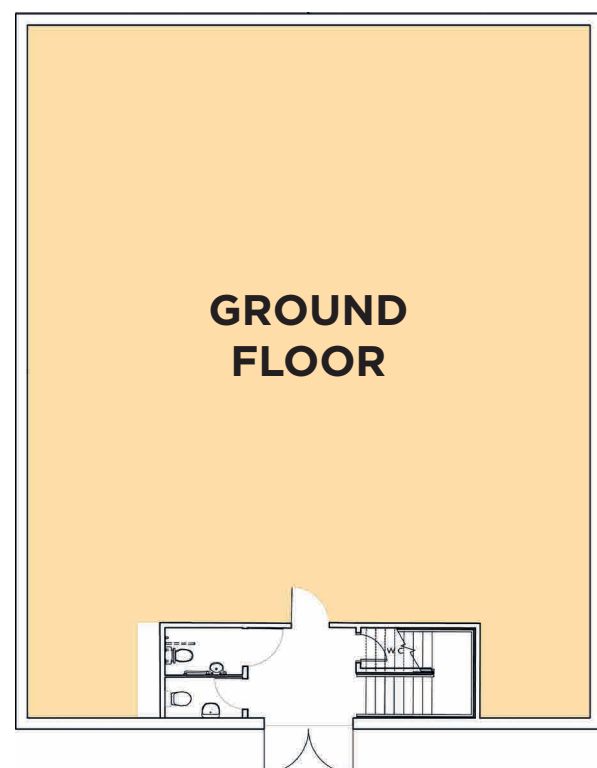
**1,197m<sup>2</sup> 12,884sq ft**

<b>Roof</b>	Standing seam cladding with aluminium gutters and downpipes.
<b>External walls</b>	Brickwork and metal horizontal cladding panels with internal insulated timber frame and plasterboard finish.
<b>External doors</b>	Powder coated aluminium framed with double glazing.
<b>Canopy</b>	Glass and stainless steel.
<b>External paving</b>	Brick pavers.
<b>Internal walls</b>	Generally painted plasterboard timber studwork with acoustic insulation. American black walnut skirtings and architraves. WC skirtings to be tiled. Tiled splashbacks.
<b>Internal floors</b>	Office – Carpet tiles with floor ducts. Lobby – Carpet mat. WCs – Tiles.
<b>Ceilings</b>	Painted taped plasterboard sloping soffits, 600 x 600 suspended ceiling tiles.
<b>Internal sills</b>	Painted MDF
<b>Sanitary ware</b>	Armitage Shanks including Doc M pack.
<b>Internal doors</b>	Flush American Black Walnut.
<b>Ironmongery</b>	Stainless steel.
<b>Lighting</b>	To current office standards.
<b>DDA</b>	External doors to have level threshold, 1 no disabled WC.
<b>Car Parking</b>	Adjacent to the building, including 2 disabled spaces.
<b>Heating</b>	Electric.
<b>Hot water</b>	Instantaneous electric heaters.
<b>Security</b>	External doors have hidden alarm contacts. Building is covered by a number of security cameras centrally controlled and maintained by a 24 hr security company. Site is enclosed by a 2.4m high security fence with three electronically controlled gates, including intercom at main gate with remote access control.
<b>Insulation</b>	To current Building Regulation standards.
<b>Fire</b>	Smoke detectors, break glass points, emergency lighting.
<b>Tea Point</b>	Sink, hot and cold water, worktop, cupboards and power for tenants microwave and fridge. Slate floor.
<b>WCs</b>	3 no WCs including 1 no fully accessible.
<b>Data</b>	Building is served by the sites own telecommunications mast to achieve a number of 2 megabits communication links.

# Gray House



## SPECIFICATION



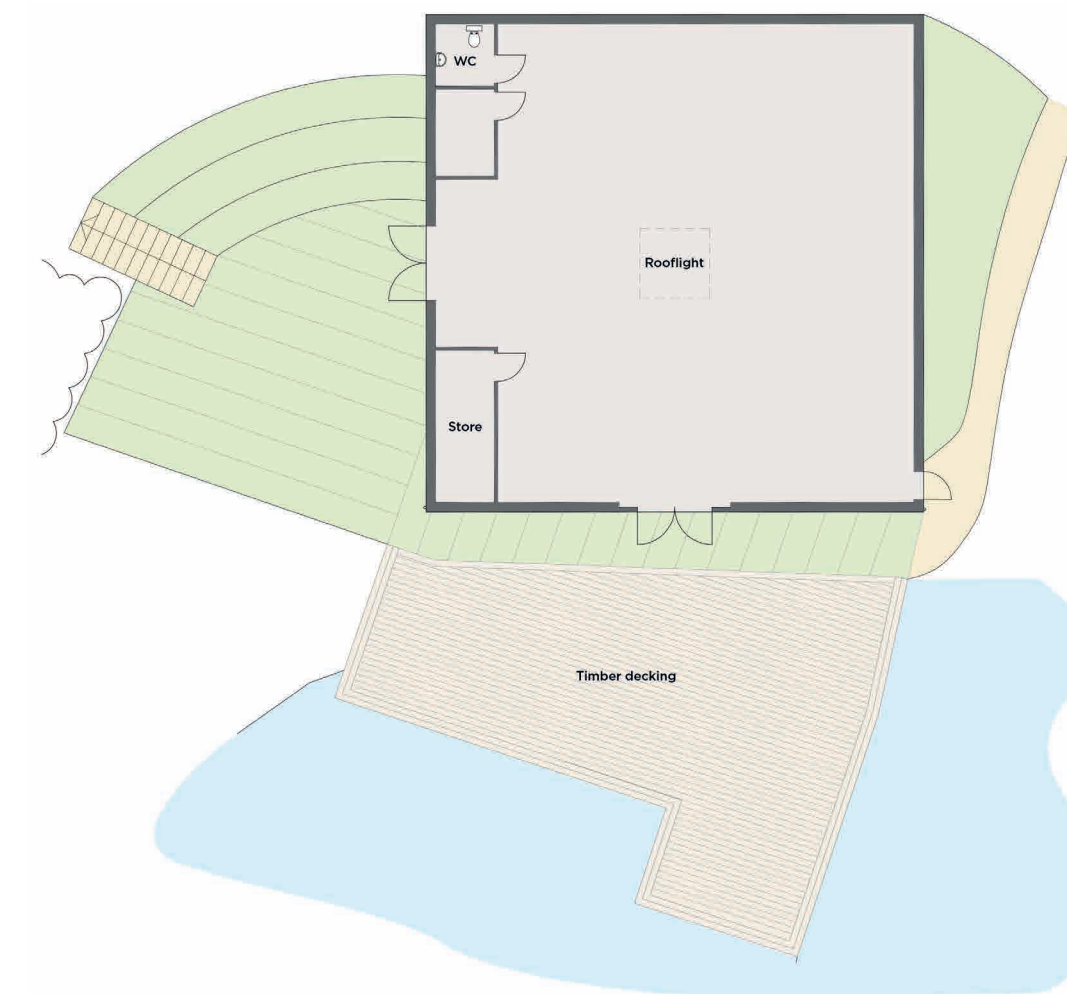
**522.56m<sup>2</sup> 5,624sq ft**

<b>Roof</b>	Standing seam cladding with aluminium gutters and downpipes.
<b>External walls</b>	Brickwork and metal horizontal cladding panels with internal insulated timber frame and plasterboard finish.
<b>External doors</b>	Powder coated aluminium framed with double glazing.
<b>Canopy</b>	Glass and stainless steel.
<b>External paving</b>	Brick pavers.
<b>Internal walls</b>	Generally painted plasterboard timber studwork with acoustic insulation. American black walnut skirtings and architraves. WC skirtings to be tiled. Tiled splashbacks.
<b>Internal floors</b>	Office - Carpet tiles with floor ducts. Lobby - Carpet mat. WCs - Tiles.
<b>Ceilings</b>	Painted taped plasterboard sloping soffits, 600 x 600 suspended ceiling tiles.
<b>Internal sills</b>	Painted MDF
<b>Sanitary ware</b>	Armitage Shanks including Doc M pack.
<b>Internal doors</b>	Flush American Black Walnut.
<b>Ironmongery</b>	Stainless steel.
<b>Lighting</b>	To current office standards.
<b>DDA</b>	External doors to have level threshold, 1 no disabled WC.
<b>Car Parking</b>	Adjacent to the building, including 2 disabled spaces.
<b>Heating</b>	Electric.
<b>Hot water</b>	Instantaneous electric heaters.
<b>Security</b>	External doors have hidden alarm contacts. Building is covered by a number of security cameras centrally controlled and maintained by a 24 hr security company. Site is enclosed by a 2.4m high security fence with three electronically controlled gates, including intercom at main gate with remote access control.
<b>Insulation</b>	To current Building Regulation standards.
<b>Fire</b>	Smoke detectors, break glass points, emergency lighting.
<b>Tea Point</b>	Sink, hot and cold water, worktop, cupboards and power for tenants microwave and fridge. Slate floor.
<b>WCs</b>	3 no WCs including 1 no fully accessible.
<b>Data</b>	Building is served by the sites own telecommunications mast to achieve a number of 2 megabits communication links.

# Omura House



## SPECIFICATION



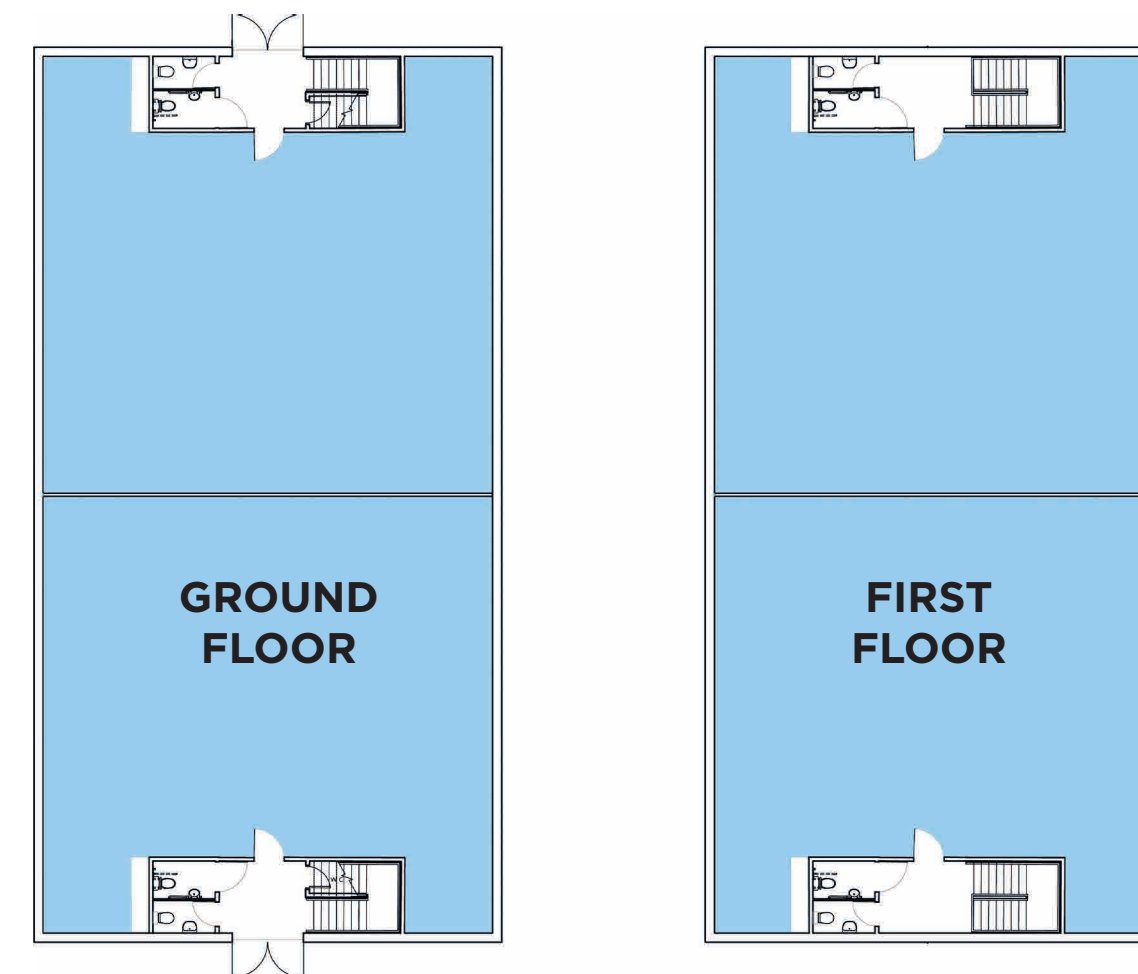
**1,197m<sup>2</sup> 12,884sq ft**

<b>Roof</b>	Standing seam cladding with aluminium gutters and downpipes.
<b>External walls</b>	Brickwork and metal horizontal cladding panels with internal insulated timber frame and plasterboard finish.
<b>External doors</b>	Powder coated aluminium framed with double glazing.
<b>Canopy</b>	Glass and stainless steel.
<b>External paving</b>	Brick pavers.
<b>Internal walls</b>	Generally painted plasterboard timber studwork with acoustic insulation. American black walnut skirtings and architraves. WC skirtings to be tiled. Tiled splashbacks.
<b>Internal floors</b>	Office - Carpet tiles with floor ducts. Lobby - Carpet mat. WCs - Tiles.
<b>Ceilings</b>	Painted taped plasterboard sloping soffits, 600 x 600 suspended ceiling tiles.
<b>Internal sills</b>	Painted MDF
<b>Sanitary ware</b>	Armitage Shanks including Doc M pack.
<b>Internal doors</b>	Flush American Black Walnut.
<b>Ironmongery</b>	Stainless steel.
<b>Lighting</b>	To current office standards.
<b>DDA</b>	External doors to have level threshold, 1 no disabled WC.
<b>Car Parking</b>	41 car parking spaces adjacent to the building including 2 no disabled spaces.
<b>Heating</b>	Electric.
<b>Hot water</b>	Instantaneous electric heaters.
<b>Security</b>	External doors have hidden alarm contacts. Building is covered by a number of security cameras centrally controlled and maintained by a 24 hr security company. Site is enclosed by a 2.4m high security fence with three electronically controlled gates, including intercom at main gate with remote access control.
<b>Insulation</b>	To current Building Regulation standards.
<b>Fire</b>	Smoke detectors, break glass points, emergency lighting.
<b>Tea Point</b>	Sink, hot and cold water, worktop, cupboards and power for tenants microwave and fridge. Slate floor.
<b>WCs</b>	3 no WCs including 1 no fully accessible.
<b>Data</b>	Building is served by the sites own telecommunications mast to achieve a number of 2 megabits communication links.

# Orca House



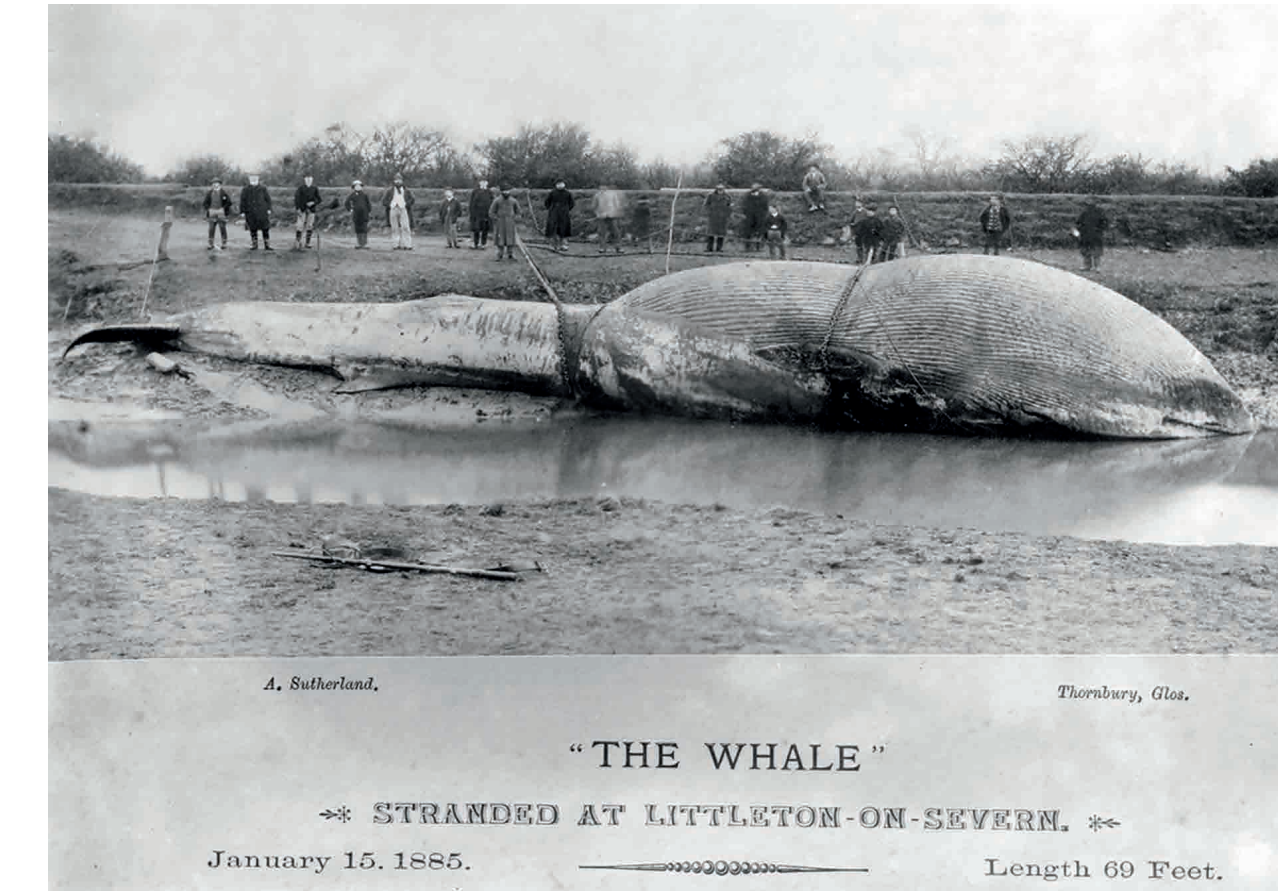
## SPECIFICATION



**828.86m<sup>2</sup> 8,921sq ft**

<b>Roof</b>	Standing seam cladding with aluminium gutters and downpipes.
<b>External walls</b>	Brickwork and metal horizontal cladding panels with internal insulated timber frame and plasterboard finish.
<b>External doors</b>	Powder coated aluminium framed with double glazing.
<b>Canopy</b>	Glass and stainless steel.
<b>External paving</b>	Brick pavers.
<b>Internal walls</b>	Generally painted plasterboard timber studwork with acoustic insulation. American black walnut skirtings and architraves. WC skirtings to be tiled. Tiled splashbacks.
<b>Internal floors</b>	Office - Carpet tiles with floor ducts. Lobby - Carpet mat. WCs - Tiles.
<b>Ceilings</b>	Painted taped plasterboard sloping soffits, 600 x 600 suspended ceiling tiles.
<b>Internal sills</b>	Painted MDF
<b>Sanitary ware</b>	Armitage Shanks including Doc M pack.
<b>Internal doors</b>	Flush American Black Walnut.
<b>Ironmongery</b>	Stainless steel.
<b>Lighting</b>	To current office standards.
<b>DDA</b>	External doors to have level threshold, 1 no disabled WC.
<b>Car Parking</b>	41 spaces adjacent to the building, inc. 2 disabled spaces.
<b>Heating</b>	Electric.
<b>Hot water</b>	Instantaneous electric heaters.
<b>Security</b>	External doors have hidden alarm contacts. Building is covered by a number of security cameras centrally controlled and maintained by a 24 hr security company. Site is enclosed by a 2.4m high security fence with three electronically controlled gates, including intercom at main gate with remote access control.
<b>Insulation</b>	To current Building Regulation standards.
<b>Fire</b>	Smoke detectors, break glass points, emergency lighting.
<b>Tea Point</b>	Sink, hot and cold water, worktop, cupboards and power for tenants microwave and fridge. Slate floor.
<b>WCs</b>	3 no WCs including 1 no fully accessible.
<b>Data</b>	Building is served by the sites own telecommunications mast to achieve a number of 2 megabits communication links.

## A WHALE OF A STORY - THE HISTORY OF WHALE WHARF



### WHALE WHARF TOOK ITS NAME FROM A REMARKABLE EVENT THAT TOOK PLACE IN 1885.

In January of that year a 68ft whale was stranded near the brick and tile works on the bank of the Severn near Littleton. This was a remarkable occurrence and people travelled from far and wide to see the unfortunate creature. The Midland Railway even put on special trains to Thornbury and it is estimated that more than 20,000 people visited the site which immediately became known as Whale Wharf.

After the whale had been on the foreshore for a fortnight it had become somewhat ripe, a reporter for the *Dursley Gazette* recording that: "Those who stood to the leeward, and into whose faces the spicy breeze from the monster blew, held their noses and manifested in a very demonstrative manner that their olfactory organs were in no way delightfully tickled!"

Whale Wharf has a long history of Severnside activity stretching back almost 150 years. Bricks and tiles were made on the site for many years, taking advantage of the river for easy shipping of the goods, but in more recent times Whale Wharf has hosted motor engineering businesses, boat building and repairs, paint spraying, vacuum plant manufacture, machine shops, furniture manufacture, double glazing manufacture and even a garden centre.

The transition to 'clean' activities came in the early 1980s with the establishment of micro-electronics laboratories and offices, and today the site is being further improved and developed to offer outstanding serviced offices in a beautiful location with excellent transport connections.





WHALE WHARF sits at a major communications hub, just minutes from the M4 and M5 motorways and only 15 minutes from the heart of Bristol. London and Heathrow Airport can be reached in two hours, while the regional centres of Birmingham and Cardiff are quickly and easily accessible.

Despite being so well connected, Whale Wharf occupies a spectacular position on the banks of the River Severn with views to the Welsh Hills. As well as being a self-contained business complex offering flexible, serviced office accommodation and co-working spaces, Whale Wharf features nine acres of parkland setting, with a lake and other areas for relaxation, as well as sports courts for all who enjoy an active lifestyle.

Nearby the White Hart public house offers popular distraction, as does Thornbury with its variety of shops, banks, restaurants and services.

## WHALE WHARF LOCATION



### DRIVE TIMES:

- London: 125 minutes
- Heathrow: 110 minutes
- Birmingham: 81 minutes
- Cardiff: 38 minutes

## WHALE WHARF LOCALITY





## W H A L E   W H A R F

WHALE WHARF LITTLETON-ON-SEVERN BS35 1NP. TEL: 0330 094 5844  
EMAIL: [enquiries@whalewharf.com](mailto:enquiries@whalewharf.com)

