

The background is a dark grey or black color, covered in a repeating pattern of small, light grey fish and circles. The fish are oriented horizontally, and the circles are scattered throughout the pattern.

10

WAPPING  
ROAD BRISTOL  
BS14RW


# CONTEMPORARY CREATIVE WORK SPACE

3,001 – 14,650 SQ FT





CAR CHARGING POINTS 

SHOWER FACILITIES 

DOUBLE HEIGHT ATRIUM RECEPTION 

FULL FIBRE CONNECTION 

VRF AIR CONDITIONING 

EXTERIOR COPPER CLADDING 


FEATURE WALL 

RAISED ACCESS FLOORS 

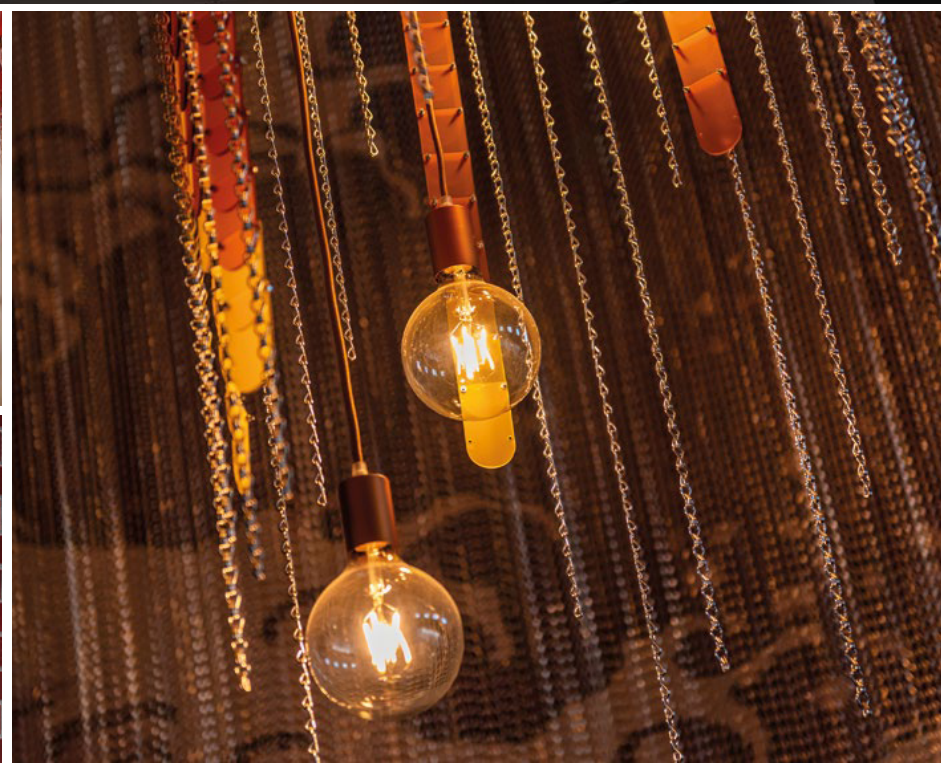
LED LIGHTING THROUGHOUT 

47 ON SITE BIKE PARKING SPACES 

NATURALLY VENTILATED 

EPC B 

9 ON SITE CAR PARKING SPACES 



# FLOOR PLANS

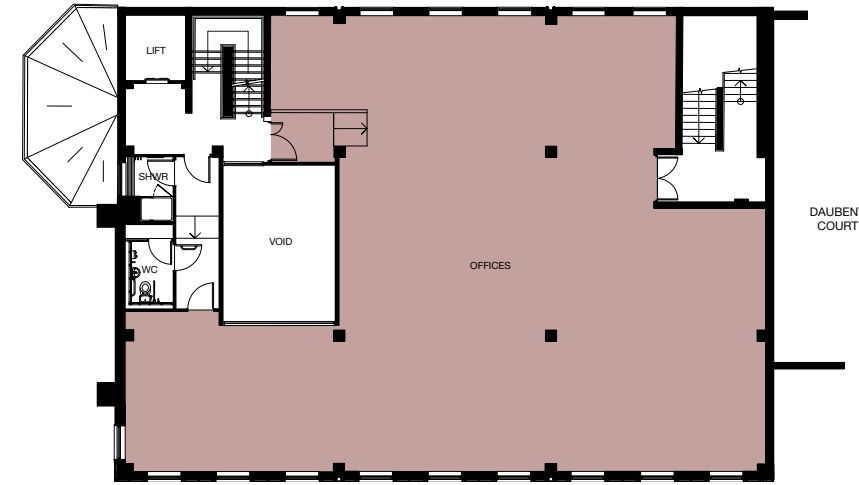
## SCHEDULE OF AREAS

Fourth	4,928 sq ft	3357.8 sq m
Third	3,365 sq ft	312.6 sq m
Second	3,356 sq ft	311.8 sq m
First	3,001 sq ft	278.8 sq m
Ground	Reception	
<b>Total</b>	<b>14,650 sq ft</b>	<b>1,361 SQ M</b>

Approx Net Internal Area

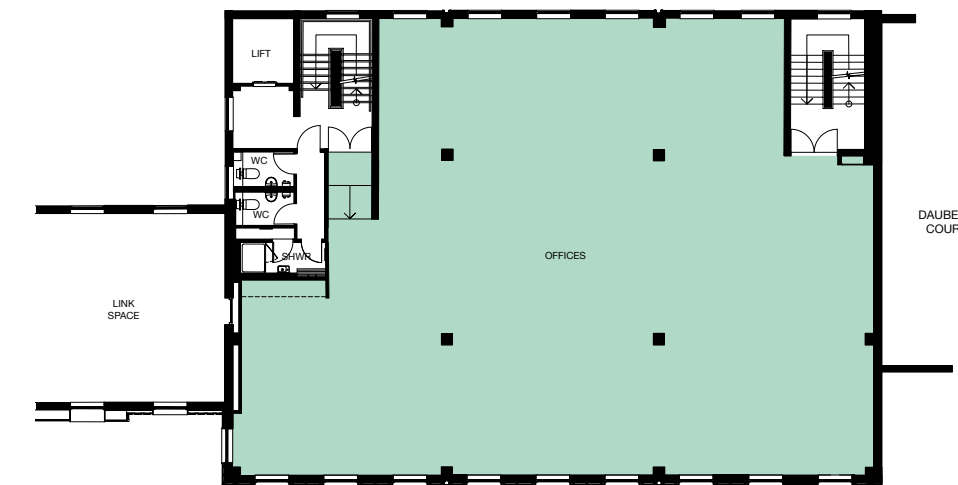
### FIRST FLOOR

3,001 sq ft (278.8 sq m)



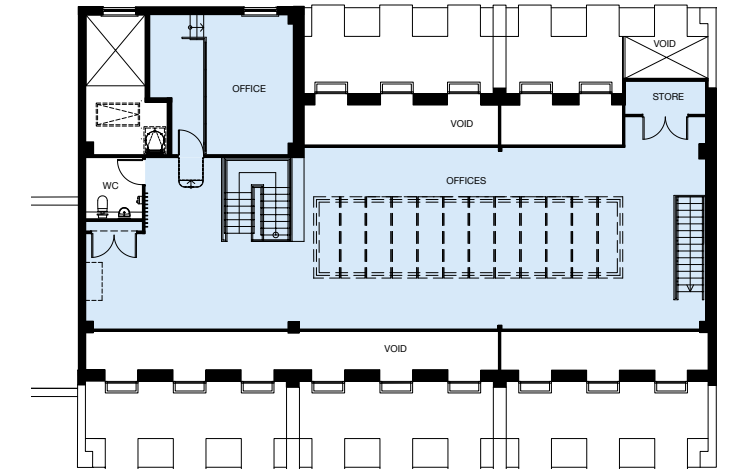
### THIRD FLOOR

3,356 sq ft (311.8 sq m)



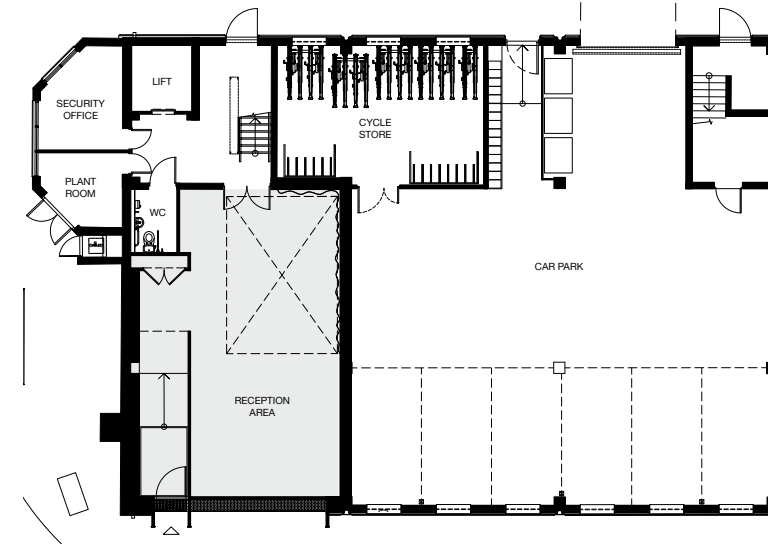
### MEZZANINE FLOOR

1,543 sq ft (143.3 sq m)



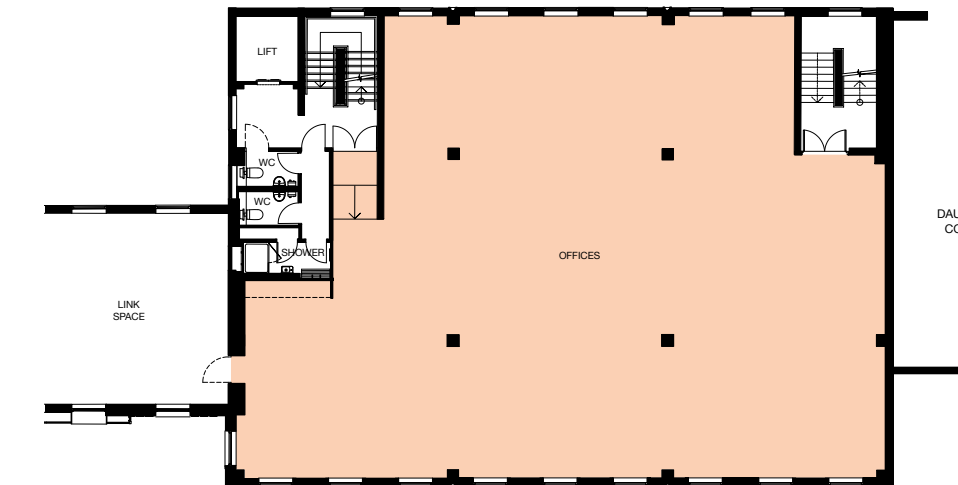
### GROUND FLOOR

Reception



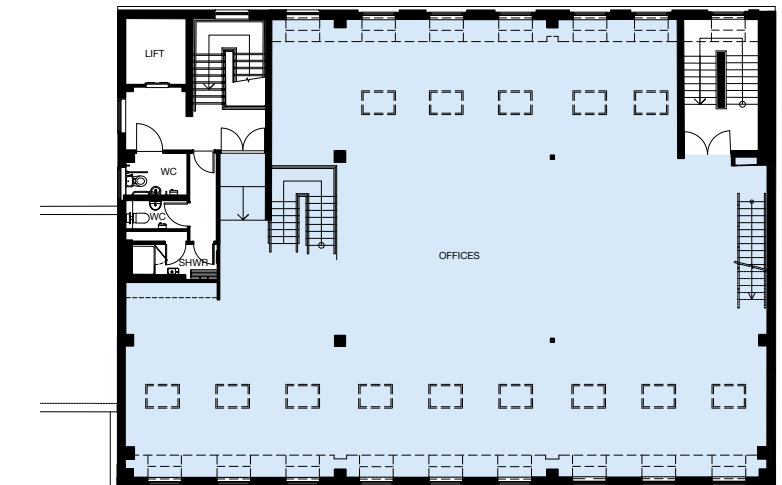
### SECOND FLOOR

3,356 sq ft (311.8 sq m)

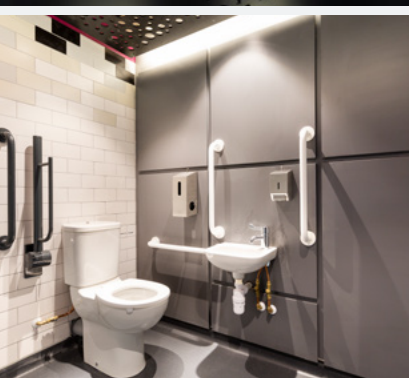
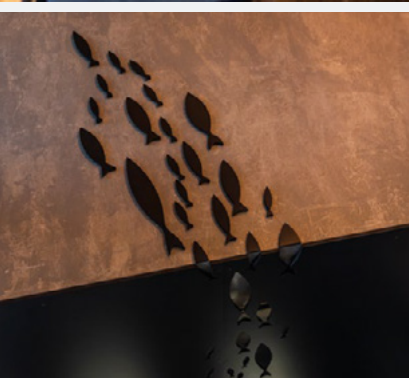


### FOURTH FLOOR

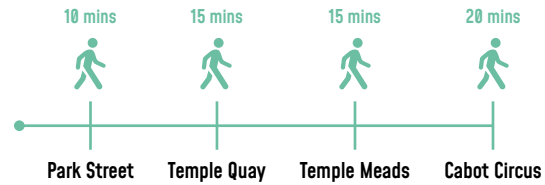
3,385 sq ft (314.5 sq m)



# FORWARD THINKING SPACE



FROM 10 WAPPING ROAD  
ON FOOT



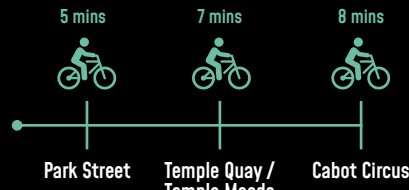
**WAPPING WHARF  
RIGHT ON YOUR  
DOORSTEP**



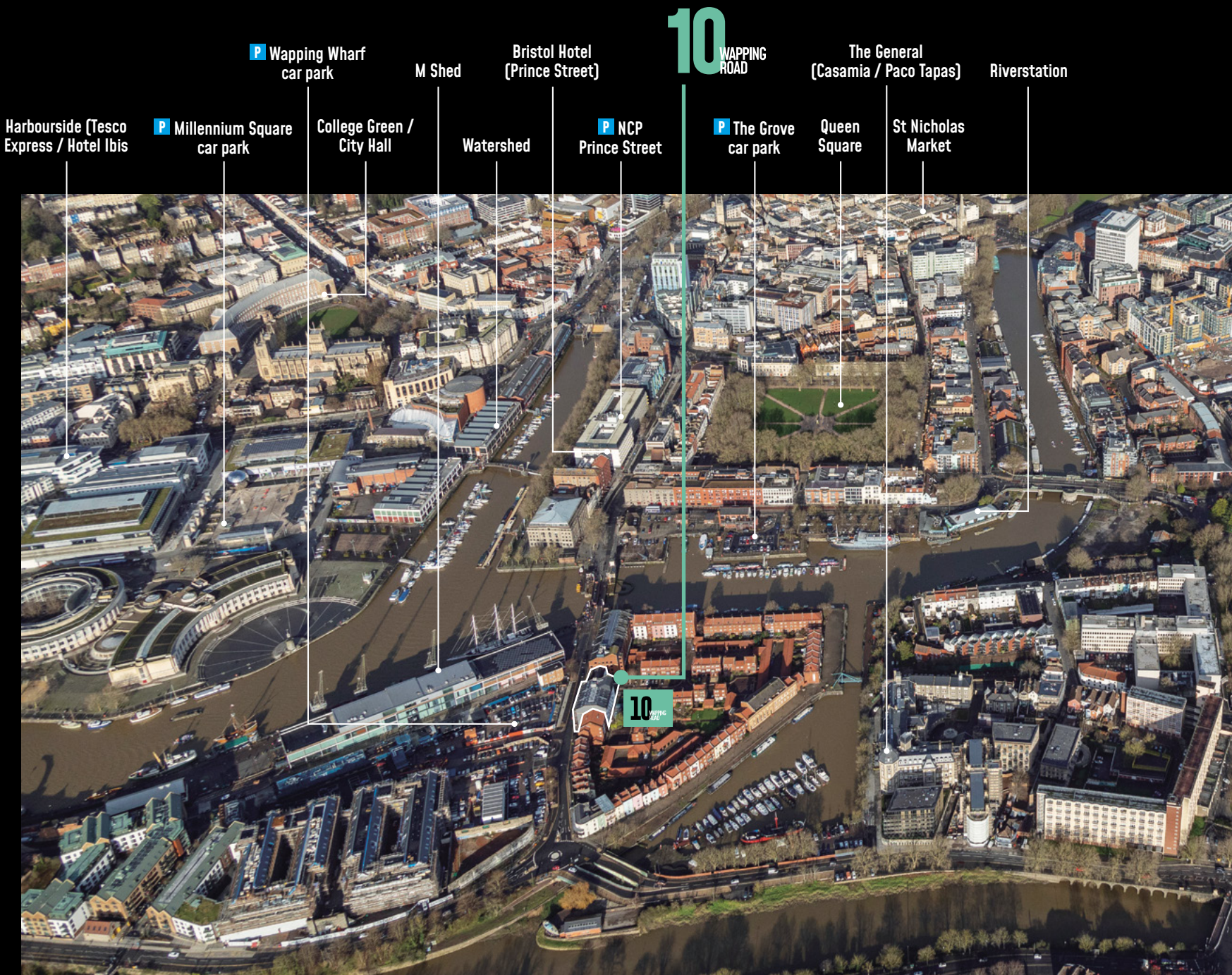
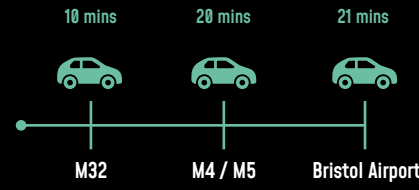
# EXPLORE THE NEIGHBOURHOOD



BY BIKE



BY CAR



## FROM BRISTOL TEMPLE MEADS:

Bath Spa	12 mins
Swindon	40 mins
Cardiff Central	48 mins
Exeter	56 mins
Reading	1h 16 mins
Birmingham New Street	1h 26 mins
London Paddington	1h 40 mins

## 2 MINS FROM THE FERRY STOP:

Bristol Ferry Boats runs daily services which connect Wapping Wharf to Temple Meads train station, the city centre and Hotwells.

## CYCLE PATHS CONNECTING TO THE CITY CENTRE





# ALL ENQUIRIES:

Misrepresentation Act 1967. CBRE and Alder King for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither CBRE and Alder King nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989. Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Moose Studios 0117 950 8445 April 2024.

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