

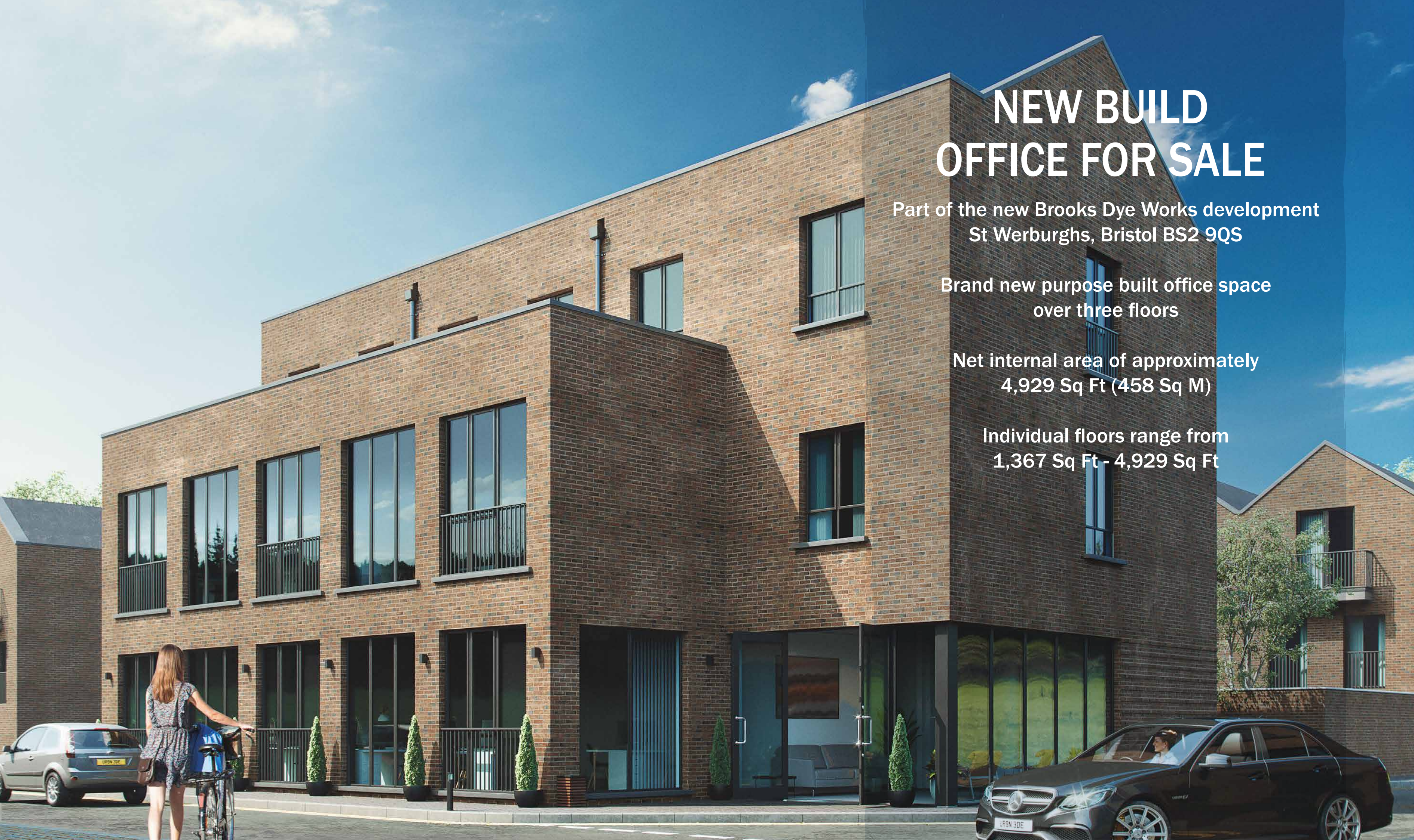
# NEW BUILD OFFICE FOR SALE

Part of the new Brooks Dye Works development  
St Werburghs, Bristol BS2 9QS

Brand new purpose built office space  
over three floors

Net internal area of approximately  
4,929 Sq Ft (458 Sq M)

Individual floors range from  
1,367 Sq Ft - 4,929 Sq Ft





# BROOKS DYE WORKS

ST. WERBURGHS, BRISTOL

## THE WIDER DEVELOPMENT

Brooks Dye Works is an exciting new development in Bristol delivering one hundred and five new homes including stylish 1 & 2 bedroom apartments and 2, 3 & 4 bedroom houses.

A key regeneration site in St Werburghs in Bristol, the site features landscaped public open spaces and new pedestrian routes linking to the surrounding areas and neighbouring parkland.

The former Brooks Laundry dates back to the 19th century when the site was used for industrial units by Brooks Dyers and Cleaners. The chimney is known locally as a landmark for the area, therefore has been included in the final design of the development.







/ Clifton Suspension Bridge



/ The Farm, St Werburghs

© Paul Green 2015 / Via paulgreenphotography.com

# BRISTOL

The City of Bristol has plenty to offer with its vibrant community and thriving art and culture scene. The city offers a desirable work-life balance and was named as the UK's most desirable location to live in the Sunday Times Best Places to Live Guide 2017. The area is also ranked in the top three for best destination to work and leads in job opportunities with an employment rate of 77.3%.

There are two universities which account for its largely young population. The city has the balance of being modern and forward-thinking yet with many famous cultural and historical attractions like the Bristol Cathedral and the SS Great Britain.

The centre is well linked to major motorways, the M4 from London to South Wales bridges the River Severn before it widens to become the Bristol Channel. The North-South M5 skirts the city at Avonmouth.

Bristol Temple Meads station is just over a mile from the city centre with direct routes to London, Cardiff and Manchester to name a few. For travel further afield, Bristol Airport is located only 9 miles from the city centre, the airport served over 8 million passengers in 2017 and the number of direct routes reached over 125.



/ Gloucester Road



/ Harbourside



/ SS Great Britain



/ Artwork



/ Bristol Cathedral





## HISTORY

Established in 1819 as May, Collins & Co, the firm specialised in dyeing fabric for the shipping industry. Alfred Brooks, the nephew of the founder, took over the business in 1862. They established the Dye Works and had around 18 other retail shops throughout Bristol. The Dye Works was originally set-up to dye clothes for mourning and faded ones dyed to give a new lease of life. The St Werburghs site was acquired in 1870 and not long afterwards new dry cleaning and laundry facilities were installed.

During World War II the majority of work was washing the linen and uniforms of the armed forces. The laundry particularly served the needs of the American Military Hospital built at Frenchay and the hospital ships that docked at Avonmouth.





Location map key:

- 1. New build office & Brooks Dye Works location
- 2. Mina Park
- 3. Access to M32
- 4. Montpelier train station
- 5. Stapleton train station
- 6. Cabot Circus Shopping area
- 7. Temple Meads train station
- 8. Harbourside
- 9. Clifton
- 10. City Centre



/ Location map of new build office



# LOCATION

Located in the heart of St Werburghs the new build office is in an area which boasts a creative art scene and a strong focus on the local environment. The area also has a great sense of local community, with its unique vibrancy and eclectic mix of independent shops, organic eateries and plenty of surrounding allotments.

The main draw for the area is the proximity to the city centre, which is a walk or a cycle away whilst offering various local amenities including Mina Park, local shops, a well-regarded primary school, the city farm, Narrowways nature reserve and a climbing centre. Better Food, which sells organic, local and ethical goods, is located immediately opposite the site on Sevier Street, and The Cauldron (recently added to the Good Food Guide 2018) is immediately to the east of the site on Mina Road.

Less than 1 mile from Montpelier and Stapleton Road train station and 7 miles from the M32 motorway, the office building will benefit from good access in and out of the city. Road connections are excellent with the nearby A38 providing routes to the centre or north to the M5, while the M32 lies under half a mile away.

## Travel Times

By Car		
London	117 miles	2 hrs 20 mins
Cardiff	43 miles	50 mins
Bath	22.5 miles	40 mins

Nearest airport		
Bristol	10 miles	35 mins
Cardiff	56 miles	1 hr 10 mins
Newquay	172 miles	2 hrs 46 mins

By train (from Bristol Temple Meads station)	
London (Paddington)	1 hrs 40 mins
Cardiff Central	50 mins
Bath Spa	12 mins

Sources: <https://www.thetrainline.com/> and <http://www.theaa.com/route-planner/index.jsp>



# DESIGN

The purpose built office has been designed to represent the original mixed use character of the former Brooks Laundry. The building will be brick with full height glazing and saw-tooth roof to also reflect the former industrial use of the site.

The façade will provide a strong entrance into this key regeneration site and actively front the new pedestrian linkage, which has not existed at this site for a considerable amount of time. The site will link with and enlarge the immediate adjacent Mina Park, a publicly managed Victorian park which has undergone significant refurbishment since 1997.

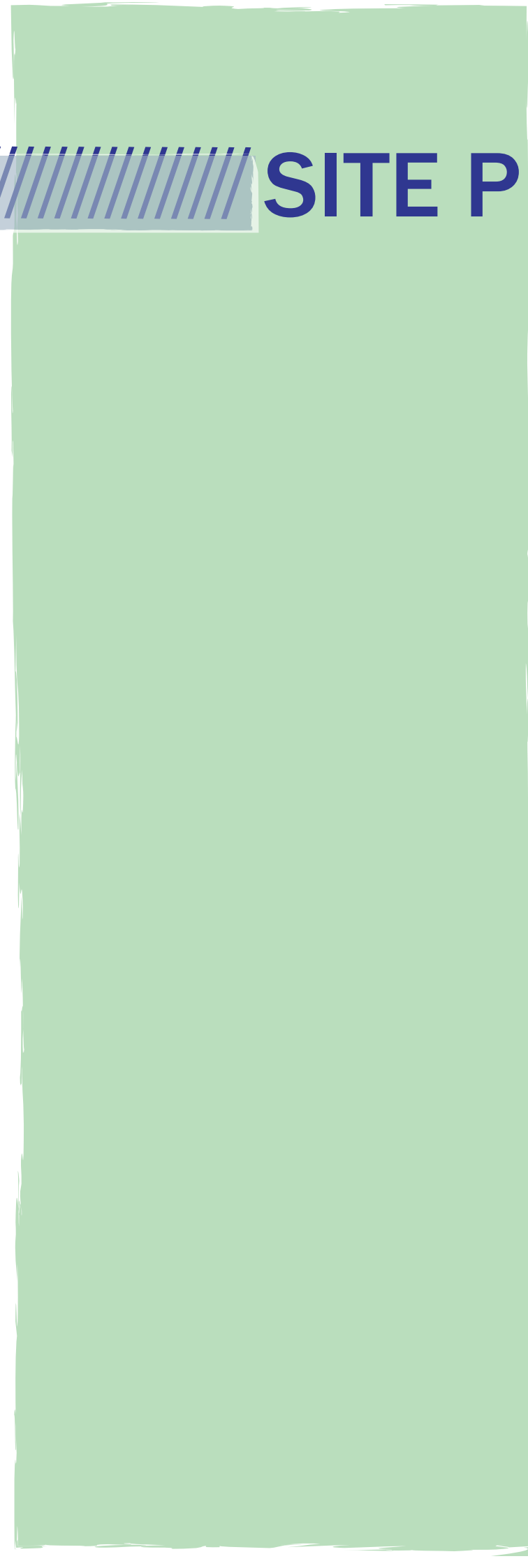
## SPECIFICATION

The building will be sold as shell and core to allow the operator to design their own bespoke space as needed. Passenger lift, WC's, lighting in the communal areas and capped off services will be installed, together with secure bike storage.



New build office CGI





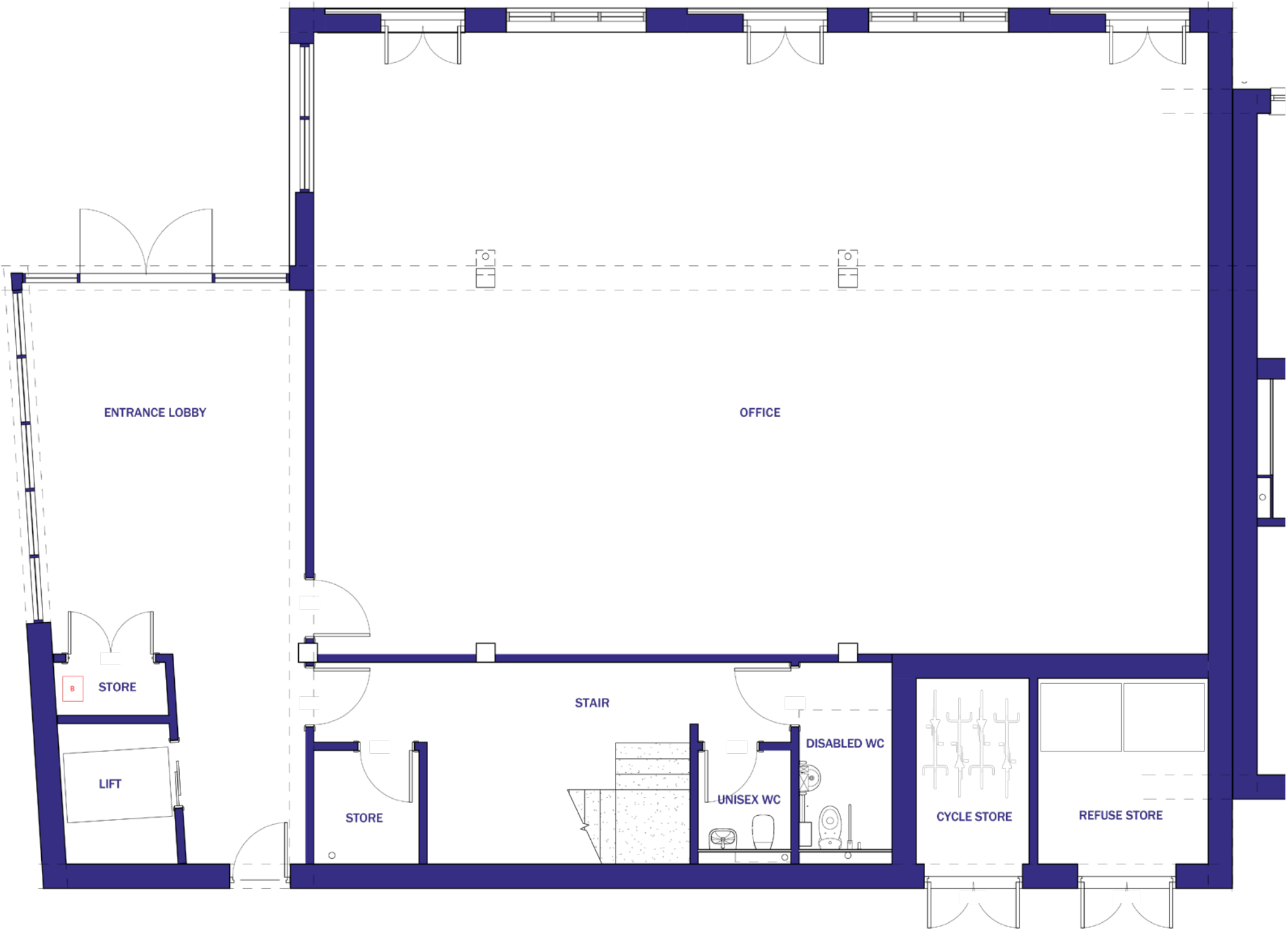
# SITE PLAN



New build office space, Bristol

# Ground Floor

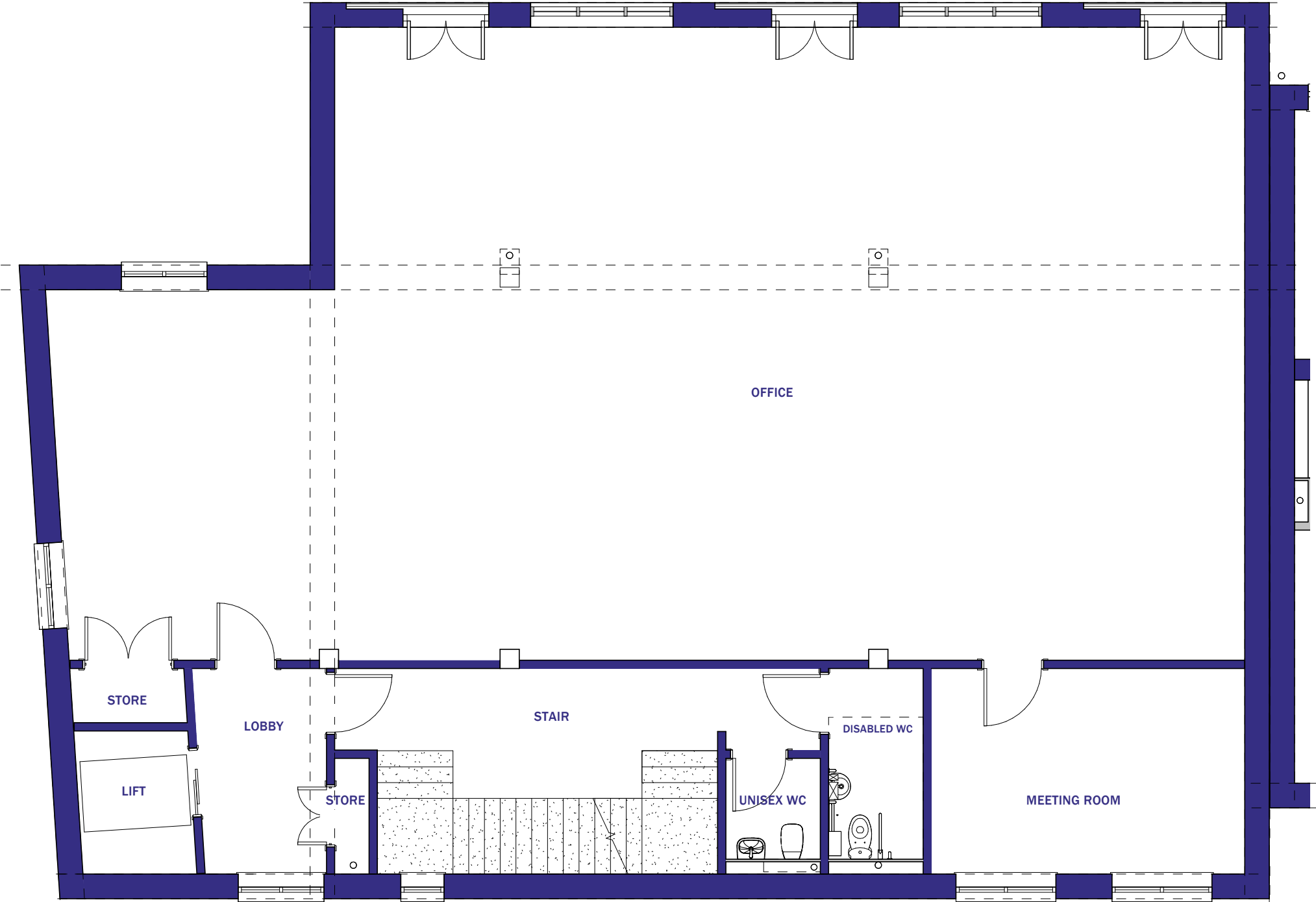
1,560 Sq Ft / 145 Sq M





# First Floor

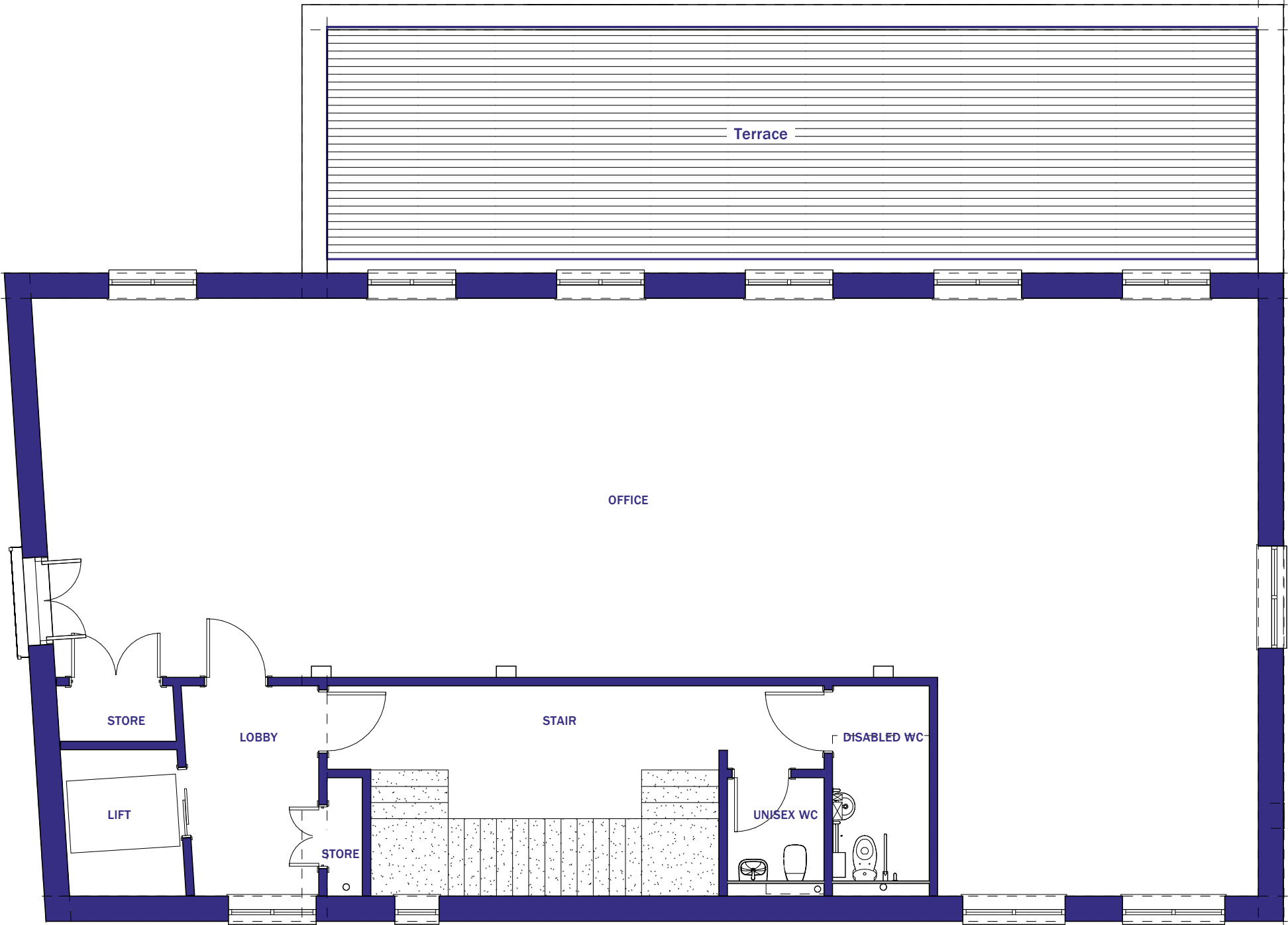
2,002 Sq Ft / 186 Sq M





# Second Floor

1,367 Sq Ft / 127 Sq M





# SUMMARY

In accordance with the International Property Measurement Standards (IPMS 3), the property has the following usable floor area of:

Ground Floor	1,560 Sq Ft (145 Sq M)
First Floor	2,002 Sq Ft (186 Sq M)
Second Floor	1,367 Sq Ft (127 Sq M)
Total	4,929 Sq Ft (458 Sq M)

### Car Parking / bike storage

The building will benefit from 12 allocated car parking spaces together with secure bike storage.

### Tenure

Freehold

### Planning

B1 (office use)

### VAT

To be confirmed

### EPC

To be confirmed

### Timescale

The building can be delivered to shell and core from autumn/winter 2019 onwards.

# CONTACT

For more information, please contact the joint agents:



Finola Ingham MRICS  
finola@burstoncook.co.uk  
0117 9349977



Steve Lane MRICS  
Steve.Lane@eu.jll.com  
0117 930 5675

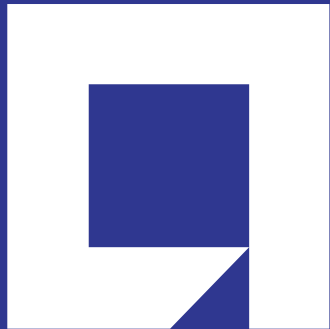


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