

ALLIANCE
HOUSE BS1

PRIME RETAIL & LEISURE UNITS TO LET

IN THE HEART OF BRISTOL CITY CENTRE



SUMMARY

Located in the centre of Bristol, Alliance House enjoys a prominent position on Baldwin Street, surrounded by an eclectic mix of shops, theatres, concert halls, hotels, bars and restaurants.

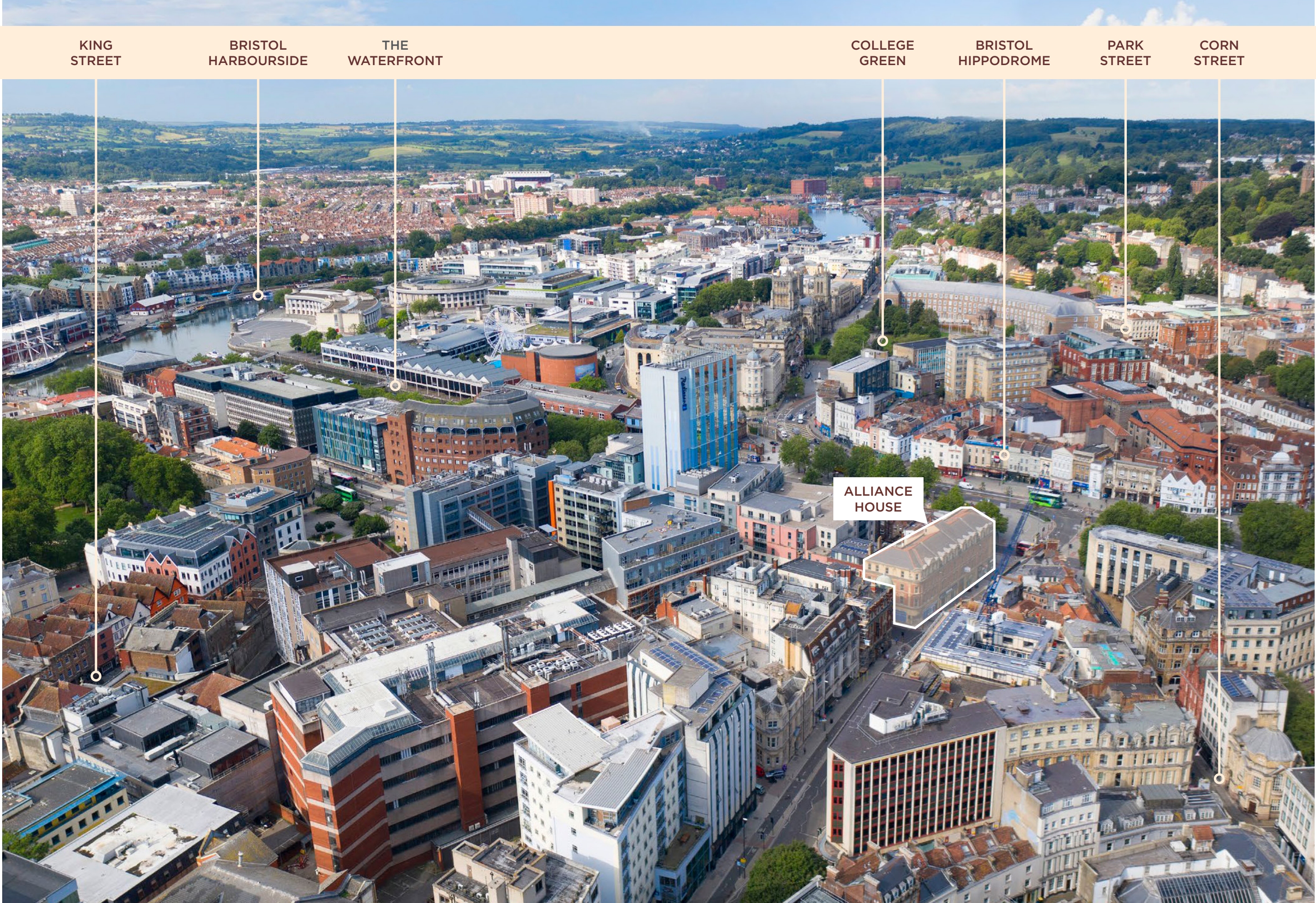
The property is undergoing substantial refurbishment, bringing it in line with the prime leisure position within which it sits. Previously the regional head office for Santander, the upper floors of the building are being converted into 44 residential apartments each designed for modern city living.

The retail and leisure units occupy the ground and basement floors, which have been newly reconfigured to provide modern clear units each with their own degree of flexibility to suit individual occupier requirements.

PRIME LOCATION

IN THE CENTRE OF BRISTOL





LOCATION

- 1 Bristol Old Vic
- 2 King Street
- 3 Arnolfini
- 4 Bristol Harbourside
- 5 St Nicks Market

Alliance House is situated in BS1, a lively and vibrant area of the city, benefitting from being both a cultural hub and thriving commercial centre point.

Located in Bristol's 'Old City' Alliance House is set in an area boasting endless charm, history and culture. Indeed, the property is within sight of both the Hippodrome theatre, and Bristol's largest concert venue The Bristol Beacon, which is currently undergoing a £107m refurbishment, due to be completed in 2023.

Just moments from the building you'll find the iconic Harbourside, home to a world of bars and restaurants as well as The Watershed arts centre and cinema, Arnolfini Gallery and the SS Great Britain.

Bristol craft beer epicentre King Street sits just behind, as does Welsh Back which will soon be home to the new street food hall and live events venue Boxpark – their first outside of London.



1



2



3



4



5

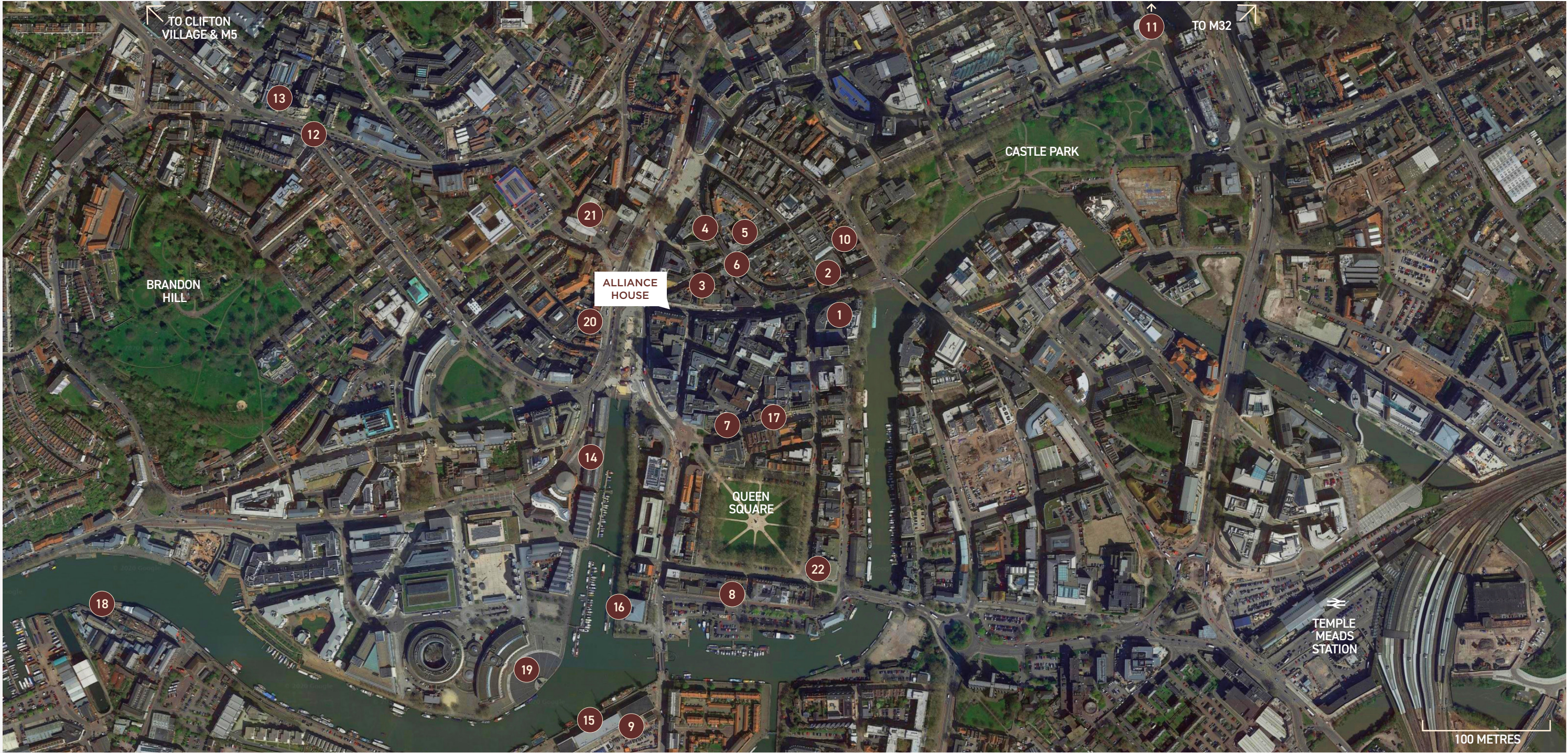
Alliance House is a building with a rich history. Originally named the Dunlop Buildings, it was completed in 1881 for Dunlop, Mackie & Co., a Bristol-based firm of wine, spirit, ale and porter merchants. Built in the French Renaissance style, the building was described as “challenging admiration as something handsome and imposing – and commanding attention...” when it was completed.

Alliance House's story is ever developing with the commercial venture an opportunity to be part of its new and exciting future.

History



Dunlop, Mackie & Co premises 1881



CONNECTIVITY

Located within 1 mile of Bristol Temple Meads train station with direct routes to London, Bath, Cardiff and more. The location is also well served by buses, with many main bus stops located moments from the building.

LOCAL AREA

FOOD & DRINK

- 1 Brewdog
- 2 Oowee Vegan
- 3 Franco Manca
- 4 Honest Burger
- 5 Flight Club
- 6 Corn Street
- 7 King Street
- 8 Mud Dock
- 9 Cargo/Wapping Wharf

SHOPS

- 10 St Nicholas Market
- 11 Cabot Circus
- 12 Park Street & Park Row

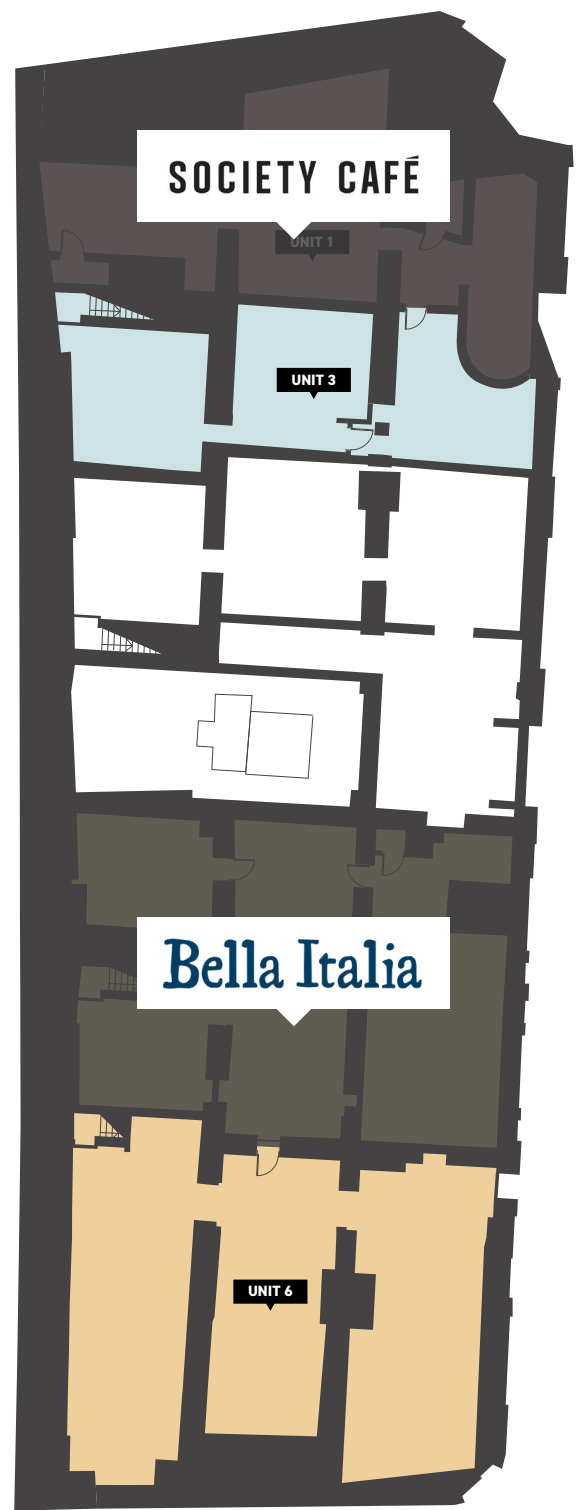
EDUCATION

- 13 Bristol University

LEISURE





- 14 Watershed
- 15 M Shed
- 16 The Arnolfini
- 17 Bristol Old Vic
- 18 SS Great Britain
- 19 Lloyds Amphitheatre
- 20 Hippodrome
- 21 Bristol Beacon
- 22 Box Park (opening 2022)

BASEMENT FLOORPLAN

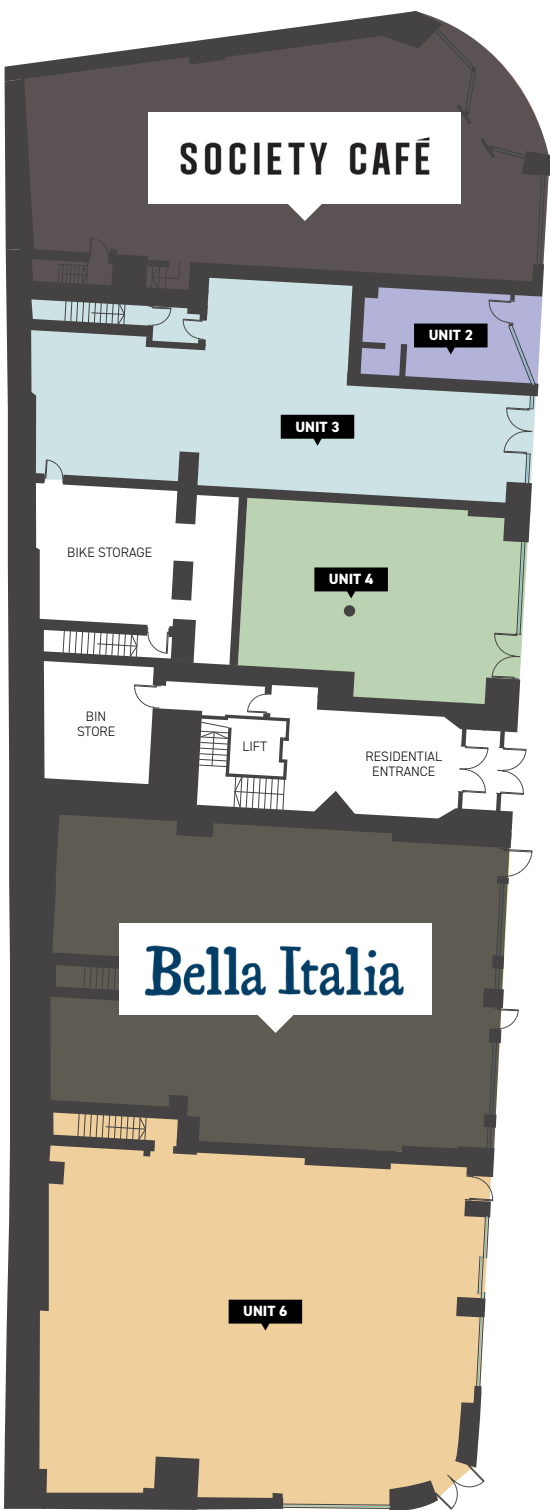


AREAS

The units benefit from the following areas, but please be aware there is some flexibility in configurations with potential for units to be amalgamated:

	UNIT 2 GROUND	SQ/M 18.6	SQ/FT 200
	UNIT 3 GROUND BASEMENT	101.2 74	1,089 797
	UNIT 4 GROUND	56.2	605
	UNIT 6 GROUND BASEMENT	200.5 141	2,158 1,518

GROUND FLOORPLAN



DISCLAIMER

These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development, specification or floor layout at any time. The dimensions are approximate and may vary based on the internal finish. These details show simplified floor plans, please speak to the sales advisor for full plans.

Contacts

Viewing & further information

Viewing strictly by prior appointment

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htc.uk.com

The logo for Hartnell Taylor Cook, featuring the word "Hartnell" in red and "TaylorCook" in dark grey, both in a sans-serif font, set against a white background within a dark red rectangular frame.

savills.co.uk

The Savills logo, consisting of the word "savills" in a lowercase, red, sans-serif font, positioned below a solid yellow square, all within a dark red rectangular frame.

Developed by
Acorn Property Group