

90% LET
FINAL SUITE REMAINING

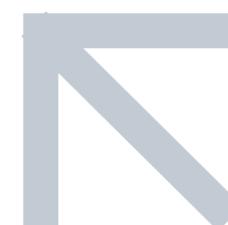


OFFICES TO INSPIRE

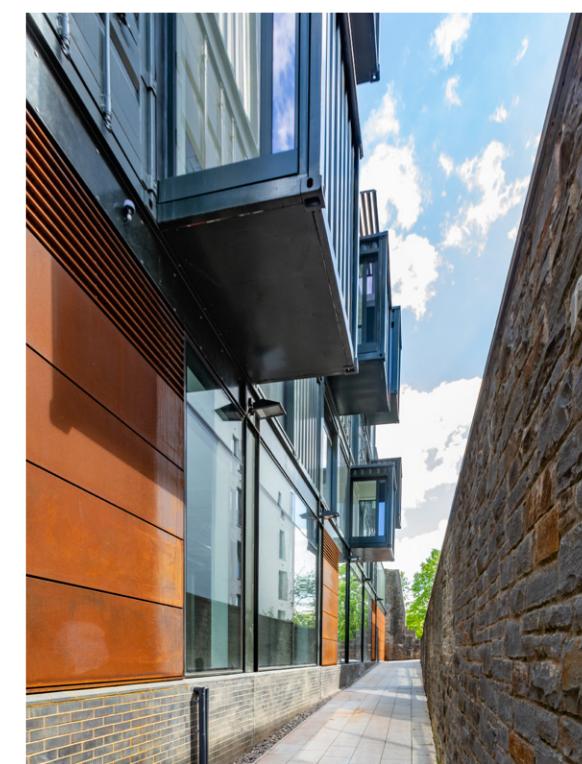
CARGO Work

WAPPING WHARF | BRISTOL BS1 6ZU

2,164 SQ FT REMAINING



THIS CONTEMPORARY OFFICE BUILDING REFLECTS ITS INDUSTRIAL DOCKSIDE SETTING. WITH A GLAZED COURTYARD CANOPY AND BALCONIES TO ALL FLOORS, IT PROVIDES A HIGHLY DESIRABLE, MODERN WORKSPACE IN BRISTOL'S MOST VIBRANT COMMUNITY.



BRIGHT INSPIRATION



FIRST FLOOR



THE GLAZED COVERED COURTYARD AND FULL HEIGHT WINDOWS HELP TO FLOOD THE SPACE WITH NATURAL LIGHT AND COUPLED WITH LED LIGHTING CREATE BRIGHT OPEN WORKSPACES ON EACH FLOOR.



FIRST FLOOR



FIRST FLOOR



CARGO WORK IS EASY TO ACCESS FROM ALL PARTS OF BRISTOL, WHETHER ON FOOT, SCOOTER, CYCLE, BUS OR EVEN FERRY.

THE WAY TO WORK

Wapping Wharf is well connected to the rest of Bristol and its transport hubs. It's just a 17-minute walk (or 6-minute cycle) to Temple Meads, with its national and suburban rail services, city wide bus services and a regular bus service to Bristol Airport.

17 MINUTES ON FOOT

WAPPING WHARF IS WITHIN AN EASY WALK FROM ALL PARTS OF THE CITY CENTRE.



SCOOTER

BRISTOL'S ENVIRONMENTALLY FRIENDLY HOP-ON HOP-OFF E-SCOOTER NETWORK CONNECTS THE CENTRAL ZONE, INCLUDING WAPPING WHARF, WITH RESIDENTIAL AREAS AND THE UNIVERSITY. THERE ARE MANY PARKING SPOTS DOTTED ACROSS THE CITY.



CYCLE

BRISTOL IS PASSIONATE ABOUT CYCLING AND HAS BEEN NAMED AS THE UK'S BEST CITY FOR CYCLING. WAPPING WHARF SITS AT THE HEART OF BRISTOL'S CYCLE NETWORK, WITH ITS OWN CYCLE PATH LINKING SOUTH BRISTOL, THE HARBOURSIDE, CITY CENTRE AND BEYOND.



BY RAIL

TEMPLE MEADS IS THE PRIMARY TRANSPORT HUB FOR THE CITY. LONDON PADDINGTON IS JUST 1H 30MINS AWAY BY TRAIN.



BUS

WAPPING WHARF HAS ITS OWN M2 METROBUS STOP ON CUMBERLAND ROAD. THERE ARE METROBUS SERVICES EVERY 15 MINUTES AT PEAK TIMES BETWEEN THE CITY CENTRE AND LONG ASHTON PARK & RIDE.



FERRY

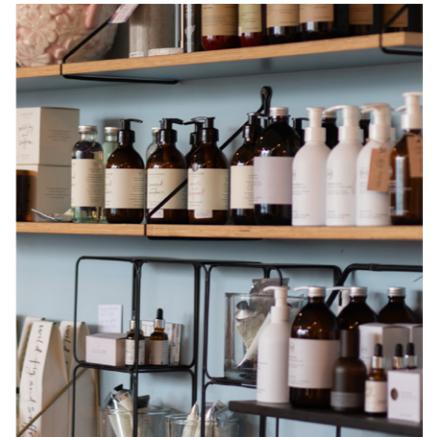
DAILY FERRY SERVICES CONNECT WAPPING WHARF TO TEMPLE MEADS, THE CITY CENTRE AND TO THE POPULAR RESIDENTIAL AREA OF HOTWELLS. THERE IS A FERRY STOP JUST 2 MINUTES' WALK FROM CARGO WORK.



A two minute walk away, Gaol Ferry Steps, the picturesque tree-lined pedestrian route, connects vibrant South Bristol with Wapping Wharf and the city centre. Retailers, bars and restaurants run along either side, leading to CARGO1 and CARGO2, which form a lively eating and shopping hub.

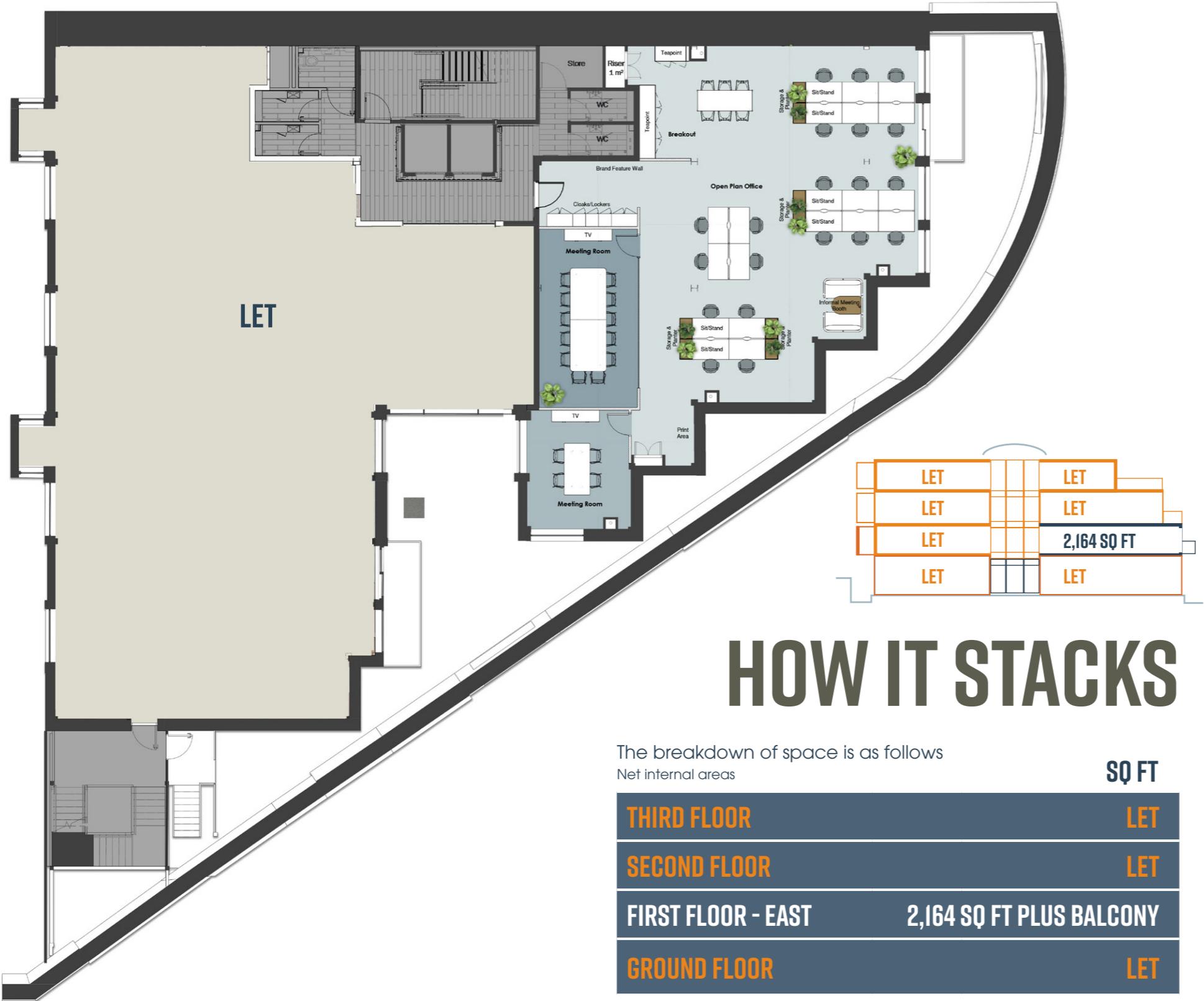
↗ THE DESTINATION

CARGO Work is located at the junction of Cumberland Road and Wapping Road, with an easy walk to the green space of Queen Square, bus links and transport connections from Temple Meads.



FIRST FLOOR SPACE PLAN

Indicative fit-out. Other options available.



HOW IT STACKS

The breakdown of space is as follows
Net internal areas

THIRD FLOOR	LET
SECOND FLOOR	LET
FIRST FLOOR - EAST	2,164 SQ FT PLUS BALCONY
GROUND FLOOR	LET

CARGO WORK HAS BEEN DESIGNED TO BE HIGHLY SUSTAINABLE AND LOW ENERGY IN USE.





WORK TOGETHER

For further information and to discuss possibilities, please contact the joint agents.

www.cargowork.co.uk

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