

# HERE

# NEAR HERE

ONLY A  
STONE'S THROW  
FROM THERE.

Located on the A4, HERE is just a short walk from Bristol Temple Meads train station with speedy rail links to Bath and on to London. We're also readily accessible from the City Centre and the M32 motorway.

If you fancy a walk in the park, we've got two to choose from either side of us. While you're out and about, pop across the road to Bocabar for pizza and a pint! Centrally located, it's easy to access all that Bristol has to offer, from shops galore at Cabot Circus, to drinks on the Harbourside you'll see why Bristol was named UK's Best Place To Live by The Sunday Times.

## BRISTOL



BRISTOL  
AIRPORT

TEMPLE  
MEADS

WE ARE  
[HERE]

Bath Road A4

Wells Road

For additional information please contact:

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HERE 470 Bath Road Bristol BS4 3AP

# REDEFINING WORKSPACE

An iconic building in central Bristol,  
with a unique feel and unrivalled facilities.  
Home to a diverse and thriving community  
of enterprises large and small.







# EVOLVE HERE

MORE THAN  
JUST OFFICE  
SPACE

An iconic building which began life as a TV HQ and studios, HERE has always been a creative space.

Whilst the exterior is a great example of forward-thinking 60's architecture, the internal communal spaces feature contemporary urban design. Refashioned in an industrial but relaxed aesthetic, HERE celebrates clean lines and the raw finish of natural materials.



LARGE OPEN BREAKOUT SPACES



HIGH QUALITY FACILITIES



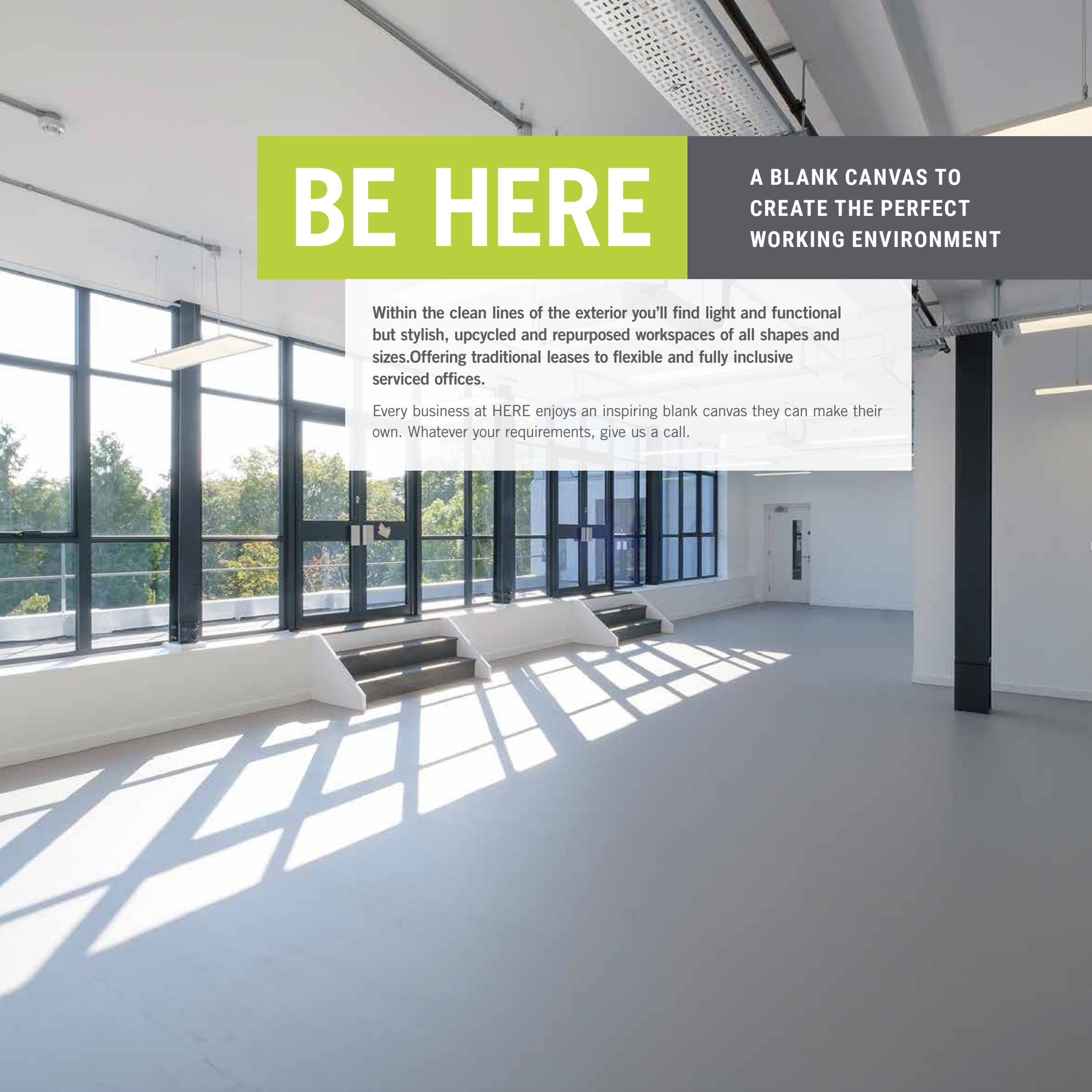


# BE HERE

A BLANK CANVAS TO  
CREATE THE PERFECT  
WORKING ENVIRONMENT

Within the clean lines of the exterior you'll find light and functional but stylish, upcycled and repurposed workspaces of all shapes and sizes. Offering traditional leases to flexible and fully inclusive serviced offices.

Every business at HERE enjoys an inspiring blank canvas they can make their own. Whatever your requirements, give us a call.





# GROW HERE

A DIVERSE COMMUNITY  
OF BUSINESSES UNDER  
ONE ROOF

Every business creates their own unique working environment, from creative agencies, tech start-ups to recruitment agencies.

There's no limit to what you can achieve with a blank canvas and a little creativity. HERE really does cater for all and is here to help you grow your business.





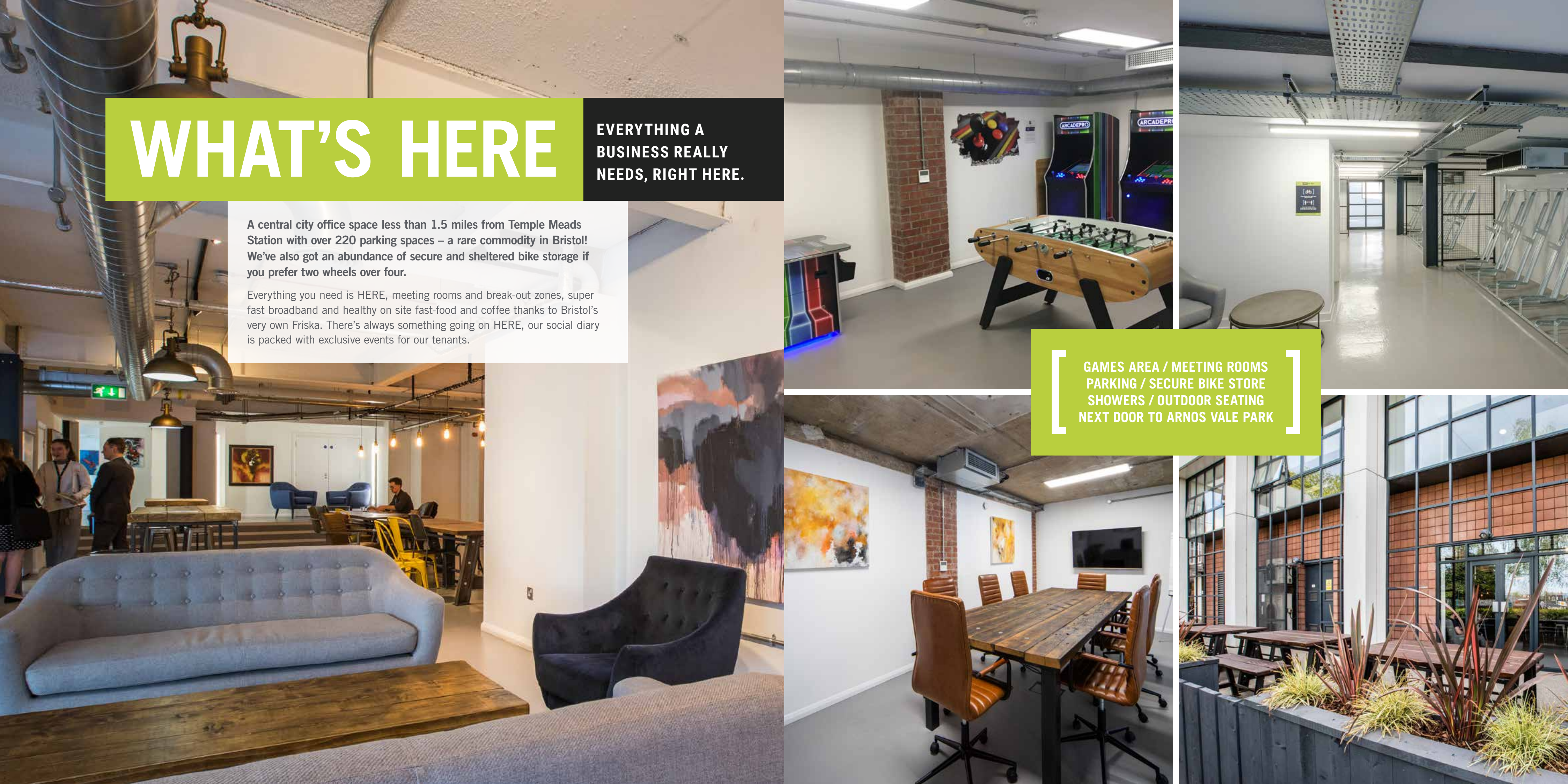
# WHAT'S HERE

EVERYTHING A  
BUSINESS REALLY  
NEEDS, RIGHT HERE.

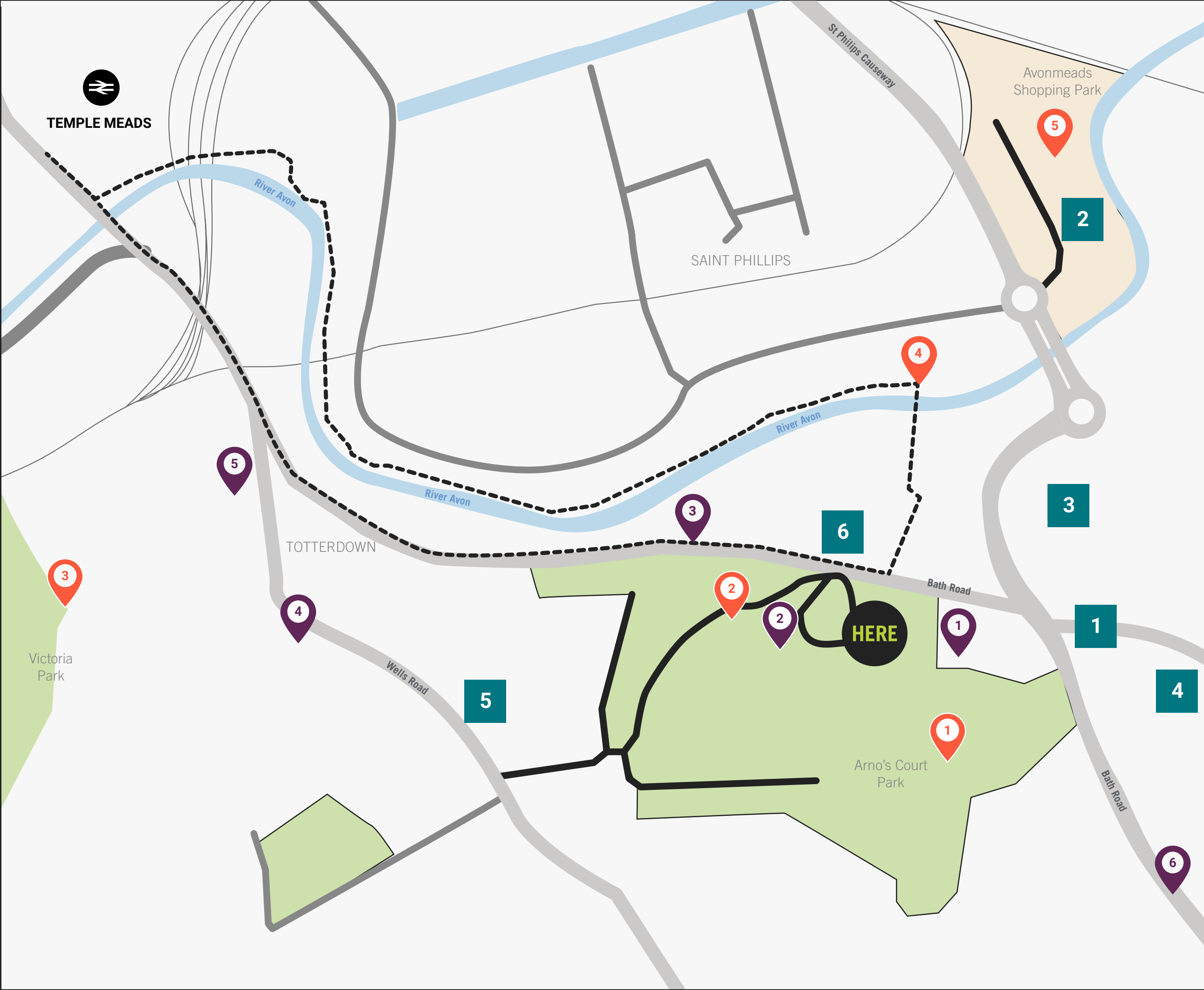
A central city office space less than 1.5 miles from Temple Meads Station with over 220 parking spaces – a rare commodity in Bristol! We've also got an abundance of secure and sheltered bike storage if you prefer two wheels over four.

Everything you need is HERE, meeting rooms and break-out zones, super fast broadband and healthy on site fast-food and coffee thanks to Bristol's very own Friska. There's always something going on HERE, our social diary is packed with exclusive events for our tenants.

GAMES AREA / MEETING ROOMS  
PARKING / SECURE BIKE STORE  
SHOWERS / OUTDOOR SEATING  
NEXT DOOR TO ARNOS VALE PARK







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## RETAIL

### 1. SANDY PARK ROAD - (5min 步行)

- › Post Office
- › Lloyds Pharmacy
- › Grounded Café
- › Parsons Bakery
- › Zone Hairdressing
- › Fiesta Flowers
- › Tarrs Ice cream

### 2. AVONMEADS SHOPPING PARK (8min 步行)

- › M&S Food
- › Costa
- › The Range
- › Wilkos
- › Boots

### 3. SAINSBURY'S (4min 步行)

### 4. BURGER KING

### 5. GO OUTDOORS

### 6. MAJESTIC WINE WAREHOUSE

## CAFES / RESTAURANTS

1. FRISKA (On site)
2. ARNOS VALE CAFÉ (3min 步行)
3. BOCABAR, TUBE DINER (3min 步行)
4. CAFE GROUNDED (5min 步行)
5. A CAPELLA' (15min 步行)
6. LODEKKA (8min 步行)

## RECREATIONAL / PARKS

1. ARNOS COURT
2. ARNOS VALE CEMETERY
3. VICTORIA PARK
4. SPARKE EVANS PARK
5. SHOWCASE CINEMA, TENPIN BRISTOL (10min 步行)

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AVON WAY CYCLE ROUTE (19 min 步行) (6 min 骑行)  
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HERE TO TEMPLE MEADS (23 min 步行) (8 min 骑行)