





#### **EXECUTIVE SUMMARY**

# A new address for urban living and working

Introducing Factory No.1, a new and exciting development by City & Country located in Bedminster, the gateway to South Bristol.

- 284 stylish 1, 2 and 3 bedroom apartments
- Set around a beautiful terraced garden
- Part of the Bedminster regeneration along with Bedminster Green

# Retail, leisure and office opportunities at Factory No.1

- A period building packed full of character
- 10 units located within Imperial Arcade situated under a covered walk way running along Bedminster Parade
- A spacious ground floor retail, leisure and office unit located in Consort House with access to Lombard Street
- 2 purpose-built units fronting Lombard Street with outside seating
- Retail, leisure and office opportunities from 150 sq ft 5,600 sq ft
- Flexible lease terms
- Fantastic for independent operators











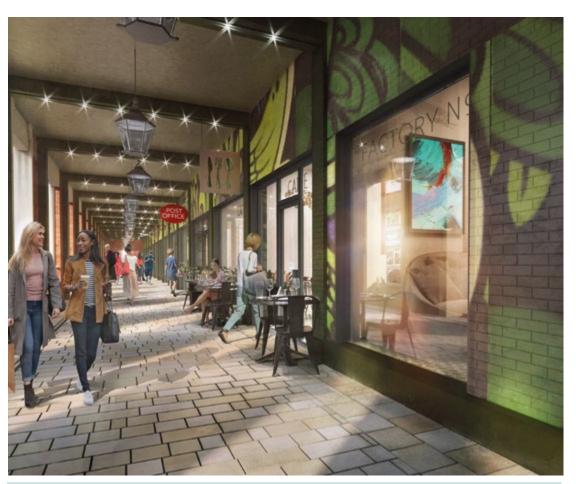
#### **DESCRIPTION**

Here a new chapter is starting with urban homes being created from the factory's historic buildings alongside five new apartment blocks.

Comprising 284 stylish 1, 2 and 3 bedroom apartments set around a beautiful terraced garden with range of office, retail and leisure units, Factory No.1 offers the best of Bristol city living.







There are 13 attractive commercial units located in Consort House, Regent House and Lombard House. Access to the units is from either the Imperial Arcade on East Street – a main pedestrian thoroughfare from Bedminster to Bristol city centre and Temple Meads – or the adjoining pedestrianised Lombard Street.

### LOCATION

## **Bristol Overview**

Bristol is the largest commercial centre in the South West of England. The city ranks amongst the most attractive, successful and culturally prestigious cities in the UK and enjoys a rising profile within Europe and beyond.

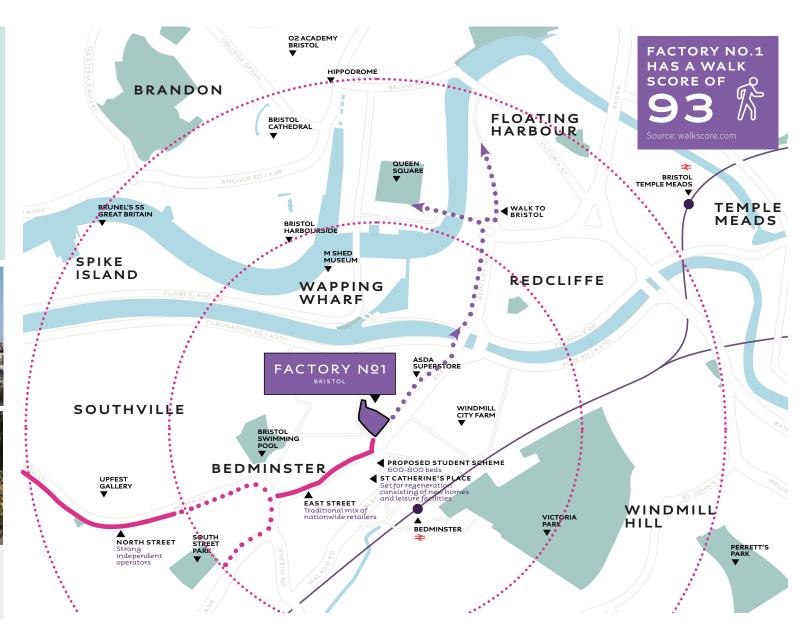
This is due to the city's world class knowledge based economy in aerospace, defence, engineering, ICT and electronics, financial services, media, creative and environmental industries, and the global reach of its two universities.









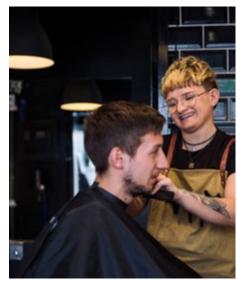


### LOCATION

## Let Bedminster light up your life

The evolution of South Bristol continues at a pace and is one of the most desirable, up and coming areas for both residents and retailers. Factory No.1 is located on East Street, minutes from North Street and Southville which has created a name for itself as a hub of activity for artists, creatives and independent retailers.

A thriving nightlife scene is supported by numerous restaurants, bars and cafés in the Bedminster area, which has developed its own distinctive character.



















### LOCATION



## RETAIL, LEISURE AND OFFICE OPPORTUNITIES



UNIT	DESCRIPTION	ADDRESS	TENANT	GROUND FLOOR (TOTAL)	QUOTING RENT
1	Retail	Imperial Arcade	Alpha Microbars		
2	Retail	Imperial Arcade	Available	99.4 sq m (1,070 sq ft)	£20,000 pax
3	Retail	Imperial Arcade	Willow Chiropractic		
3A	Retail Kiosk	Imperial Arcade	Available	Kiosk	£5,000 pax
4	Retail	Imperial Arcade	Specsavers		
5	Retail	Imperial Arcade	Specsavers		
6	Retail	Imperial Arcade	Under Offer		
7	Retail	Imperial Arcade	Post Office		
8	Residential Sales Suite	Imperial Arcade	City & Country		
9	Retail	Imperial Arcade	Specsavers		
10	Office/Leisure	Lombard Street	Available	521.0 sq m (5,608 sq ft)	Under Construction POA
LCA1	Retail	Lombard Street	Vacant	147.8 sq m (1,590 sq ft)	Under Construction POA
LCA2	Retail	Lombard Street	Vacant	172.7 sq m (1,859 sq ft)	Under Construction POA

A fantastic opportunity for independent businesses, retailers, cafés, delicatessens and restaurants to be part of an exciting new development in South Bristol, an area which will continue to see significant investment and development over the coming years.

Units are available on new full repairing and insuring leases, via a service charge, for a term to be agreed by negotiation.





# CONTACT

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City & Country is a family owned business which was originally founded in 1962. The Group has always been construction focused, although over the last 60 years has been successfully evolving and embracing change to become a market leading niche developer specialising in working with the very best of Britain's architectural heritage and sensitive landscapes.

The company is skilled in developing and enhancing high profile, sensitive sites which require original thinking in order to plan space and proportions to rejuvenate prestigious historical buildings. The company has a reputation for creating outstanding developments of character and historical importance and is regarded as an award-winning first class developer.

City & Country were responsible for the successful restoration and conversion of The General, the former Bristol General Hospital located on Bathurst Basin which consists of 205 new and converted homes and a number of commercial/retail/restaurant units.

Further information is available at www.cityandcountrv.co.uk



UNMATCHED EXPERTISE:
CITY & COUNTRY IS A
FAMILY-OWNED BUSINESS
SPECIALISING IN RESTORING
AND CONVERTING HISTORIC

AND LISTED BUILDINGS.

"THE PLIGHT OF BRITAIN'S
ARCHITECTURAL HERITAGE IS
A CAUSE THAT IS CLOSE TO MY HEART
AND IT IS GREAT TO SEE A COMPANY
LIKE CITY & COUNTRY TAKING ON SUCH
COMPLEX AND WORTHWHILE WORK.

TOGETHER, I HOPE THAT WE CAN MAKE MORE PEOPLE AWARE OF THE FANTASTIC ARCHITECTURAL LEGACY WE HAVE AND LOOK FOR WAYS TO BREATHE NEW LIFE INTO THESE FANTASTIC BUILDINGS."

**George Clarke** 

City & Country Brand Ambassador and TV's Restoration Man



RETAIL, LEISURE AND OFFICE OPPORTUNITIES AT

FACTORY Nº1

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