

# STREAMLINE BRISTOL



ethicalproperty

Amazing facilities in a serene location







# STREAMLINE BRISTOL

Imagine yourself working from a building that offers you the best of both worlds - amazing facilities in a serene location, yet positioned on the cusp of some of Bristol's most exciting adventures.

Whether you want to pop to the gym and pick up an artisan breakfast on your way to work, take a lunchtime wander through green spaces and give yourself that much needed mental health break, or go for drinks after work in one of Bristol's great craft breweries, Streamline is the place for you.



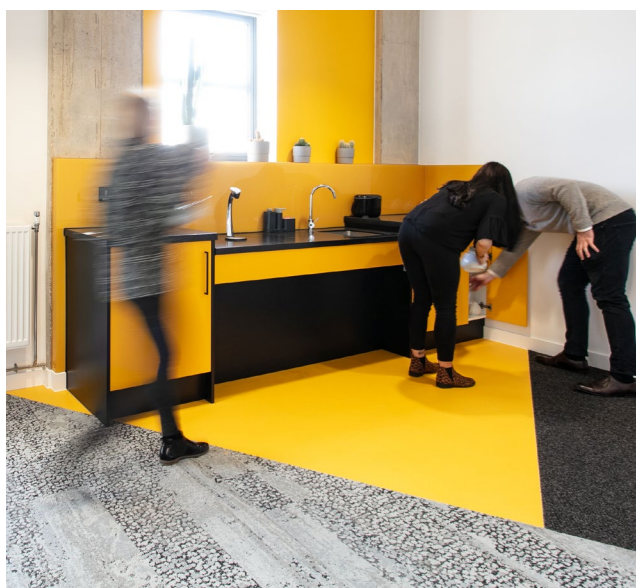




## MODERN ELEGANCE, INCLUSIVE RATES

**This award-winning building has it all - sleek design features that inspire, and an inclusive rate so you don't have to worry about additional day to day fees such as meeting room hire.**

We've done the hard work so that you can concentrate on the important work that you need to do. Our contemporary internal spaces are inviting, light and fully accessible, with a mix of private offices and fluid collaborative spaces.







## A CREATIVE, RELAXED OASIS

**Tuck yourself away in one of Bristol's most relaxed creative quarters, or immerse yourself in all that the surrounding area has to offer – whatever will help you take your work to the next level.**

Whether you're a creative individual looking for space, a start-up organisation or a charity, we will help you find the perfect workspace within a supportive yet professional environment. Here you can give yourself everything you need with a fully managed, high-class workspace in a serene yet vibrant location.

Our building blends elegance with functionality – meaning you can enjoy stunning features, whilst having all of your workday needs met. We're excited to provide a home to pioneering businesses and causes, enabling you to put down roots and progress towards your goals.

Bear in mind that our tenants make us who we are; while letting from us we'll be led by you on how the space can best be used.



## Your workspace includes



High speed broadband and Wi-Fi



A dedicated phone line for your space



Our lovely dedicated team



Unlimited UK and mobile calls



Meeting room use



Communal breakout space



Service charge includes all your utilities and cleaning



Showers for your run or bike into work



Accessible, exceeds the core DDA requirements



24 / 7 access



Secure bike spaces



## A SELF-CONTAINED WORKSPACE

**Whether you need space for an office, space for a studio or even space for a yoga retreat, we have the right package for you.**

We offer inspirational space, that includes all those little extras that you might need; high-spec internet, stunning breakout spaces, meeting rooms and cleaning.

We can even throw in extra IT help, additional phone lines and parking spaces are available at an extra cost.





# OUR NEIGHBOURS

Working at Streamline you'll have your pick of luscious green spaces to enjoy.



5 minutes

## Arnos Vale Cemetery

Arnos Vale Cemetery is anything but sombre – it has a full-on calendar of community events and showings all year round, while providing 45 acres of trails and nature walks to get lost in after work or on the weekend.



6 minutes

## Sparke Evans Park

Sparke Evans Park is a secluded oasis a stone's throw away, where you're guaranteed to find space for a quiet stroll to reflect on your day.



13 minutes

## Sandy Park Road

Sandy Park Road is a thriving local high street in the popular area of Brislington. It's anything but a clone high street; it has an array of local businesses to meet any of your retail needs, while allowing you to integrate with the local community.





## OUR NEIGHBOURS

Just a short walk away there are some great places to enjoy food and drink.



13 minutes

### Sandy Park Deli

A popular Brislingtonian deli sells a mix of Italian and local products, due to its ownership by a couple, one of whom has Italian heritage. It has become the go-to food shop in the area, and sources everything from independent producers.



14 minutes

### Tarr's ice cream

A historic ice cream brand with a mix of Bristolian and Italian roots.



25 minutes (next to Bristol Temple Meads)

### Hart's bakery

Artisanal bakery products available at Bristol Temple Meads station for your way to work.



5 minutes

### Bocabar

Great spot for lunch, coffee or a cheeky cake.





## OUR NEIGHBOURS

Our neighbourhood has some hidden gems for those who enjoy some culture and creativity, as well as a kindergarten if you need childcare.



4 minutes

### Bristol Blue Glass

An iconic workshop and shop giving you insight into a bespoke and historical creative process.



2 minutes

### Royal Photographic Society Bristol

Offers everything from stunning exhibitions, through to lectures and photography.



7 minutes

### Wake the Tiger

An art experience that will awaken your senses. Inspired by the climate crisis, it is for all ages to enjoy and return to again and again.



1 minute

### Out There Indoors

Providing kindergarten and forest school on your doorstep.

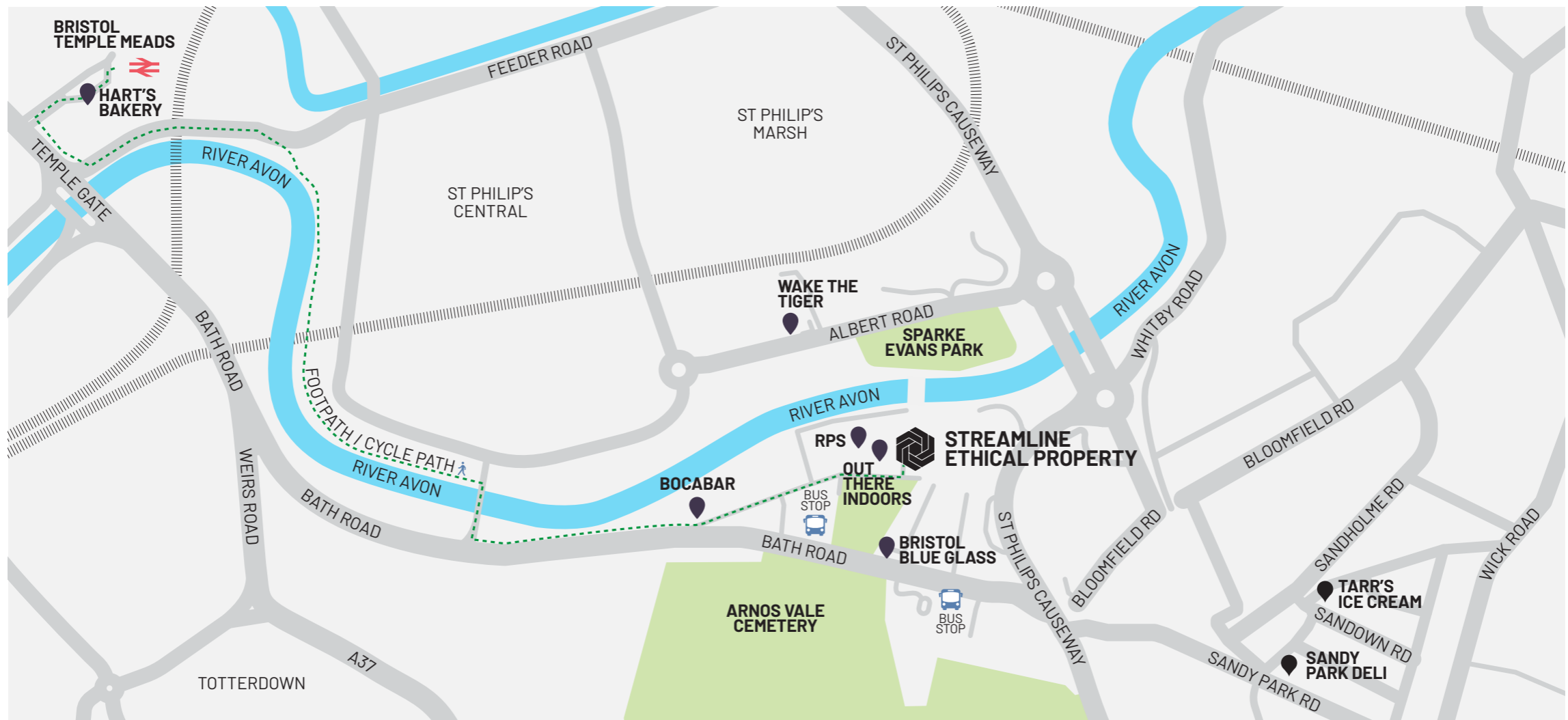




## HOW TO FIND US

Our current tenant described the Paintworks area as having ‘the best access anywhere in Bristol into town’.

Buses 1, X39, 349, 178, 522 all go past here into the centre, taking little time at all. Bus number 1 will even take you all the way up to the shopping centre at Cribbs Causeway. The site also has a riverside path all the way to Temple Meads, and is well connected by the National Cycle Network.



----- Our favourite cycle route



# STREAMLINE BRISTOL



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