

48-52 Baldwin Street
Bristol BS1 1QB

pivot + mark

3,319 Sq Ft
Fully Fitted Office To Let

design + craft

Re-imagined fully fitted workspace setting new standards in the heart of Bristol – designed with the future work environment in mind.

Pivot + Mark has been re-crafted to include a stylish new entrance and bright, flexible office floors, ready for talent to make their mark.

The dynamic new entrance creates a contemporary approach, re-energising this street steeped in history. Remodelled using panelled timber and matt black aluminium, the entrance is complemented by vertical glazing.



BREEAM
'Very Good'



100%
electric



EPC
rating B





Remodelled reception features a curved corian desk, whilst serving tenants with a collaborative work lounge, informal meeting space and client coffee bar.

detail + focus

A balance of great design and thoughtful details, Pivot + Mark is a place that works differently. The specification sets the tone of a workplace that enhances productivity and collaboration.



Comprehensive refurbishment



Flexible floor plates



Available fully fitted



2 x refurbished passenger lifts



Air conditioning



Exposed services



LED lighting



Raised floors



70 cycle spaces



Client coffee bar reception



8 showers & drying room



70 lockers



New WCs



2.5m floor to ceiling heights



Excellent natural light



WiredScore GOLD Certified



plug + play

The fully fitted part 5th floor at Pivot + Mark is perfect for businesses looking for choice, in an unrivalled location.



Fibre enabled



Open plan desks



Hot desks



Breakout areas



Meeting rooms

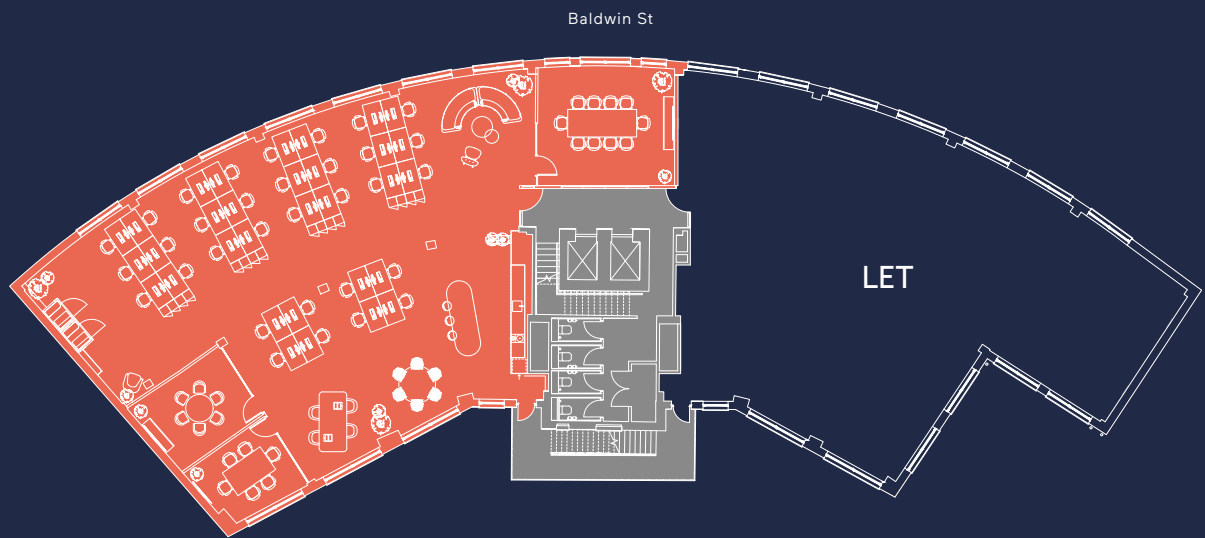


Kitchen



Open plan breakout and work space

space + scale



5th Floor (South) 3,319 Sq Ft / 308 Sq M

Workstations	32	Breakout areas	02
6 person meeting rooms	02	Waiting area	01
10 person meeting room	01	Total occupancy	32
Hot desks	04		
Phone rooms	02		

● South
● North
● Core

Floor plans are for indicative purposes only. Not to scale.



Open plan workspace



10 person meeting room

unwind + relax

Bristol leads the way as an exceptional lifestyle and culture destination. Relaxed dining, trendy bars and riverside green spaces provide the ideal places to meet and socialise.



01

02



03

- 01 Bristol Old Vic
- 02 Mud Dock Café & Bar
- 03 Sandwich Sandwich
- 04 Left Handed Giant
- 05 Castle Park
- 06 Three Brothers Burgers

04



05



06

Positioned amongst the best amenities on offer, Pivot + Mark gives occupiers everything they need all on the doorstep. Whether its a breakfast meeting, a business lunch, or after-work drinks, its a location that really does have it all.



Bars + Restaurants

- 01 Adelina Yard
- 02 Cow & Sow
- 03 Sandwich Sandwich
- 04 Franco Manca
- 05 King Street Brew House
- 06 Left Handed Giant
- 07 Granary
- 08 Boston Tea Party
- 09 Tonight Josephine
- 10 Root
- 11 Bristol & Bath Rum Distillery
- 12 The Apple

Retail

- 13 Ace & Tate
- 14 Carhartt WIP Store
- 15 Cooshti
- 16 Harvey Nichols
- 17 Urban Outfitters

Fitness

- 18 Luxe Fitness
- 19 Anytime Bristol
- 20 PureGym
- 21 The Gym
- 22 Workout Harbourside

Coffee

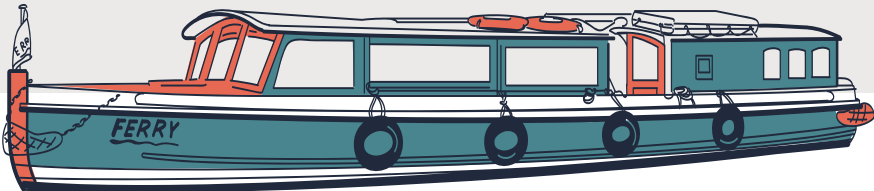
- 23 Gather Coffee
- 24 Full Court Press
- 25 Playground Coffee House
- 26 Small Street Espresso
- 27 Spicer+Cole

Hotels

- 28 Bristol Harbour Hotel
- 29 Marriott Royal
- 30 Bristol Grand Hotel By Sunday
- 31 Radisson Blu
- 32 The Bristol Hotel

Local Occupiers

- 33 Womble Bond Dickinson
- 34 Burges Salmon
- 35 Epic Systems
- 36 OVO Energy
- 37 BBC Studios
- 38 EY
- 39 KPMG
- 40 Graphcore
- 41 NFU
- 42 PWC
- 43 Loungers Group
- 44 TLT LLP



move + connect

River ferries and Tier e-scooters offer a convenient way to get around the city, with Bristol Temple Meads Station and road networks offering speedy connections across Bristol and beyond.



<15

minute walk to Bristol Temple Meads Station

1h 42m

new super fast train journey time to London

90+

trains a day to London

08 MILES

from Bristol International Airport

16

Bristol Ferry Boats stops throughout the city

1,000+

Tier e-scooters available to hire in city centre

15 MINS

by road to M4/M5 interchange

UK's 1st

Bristol is the UK's first Cycle City

pivotandmark.com



Terms

Upon application.

Viewing

For further information, please contact the joint sole letting agents:



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