

48-52 Baldwin Street  
Bristol BS1 1QB

pivot + mark

3,282 – 5,955 Sq Ft  
Grade A Offices To Let



# design + craft

Re-imagined Grade A 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

Pivot + Mark Exterior.







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 either open plan or 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



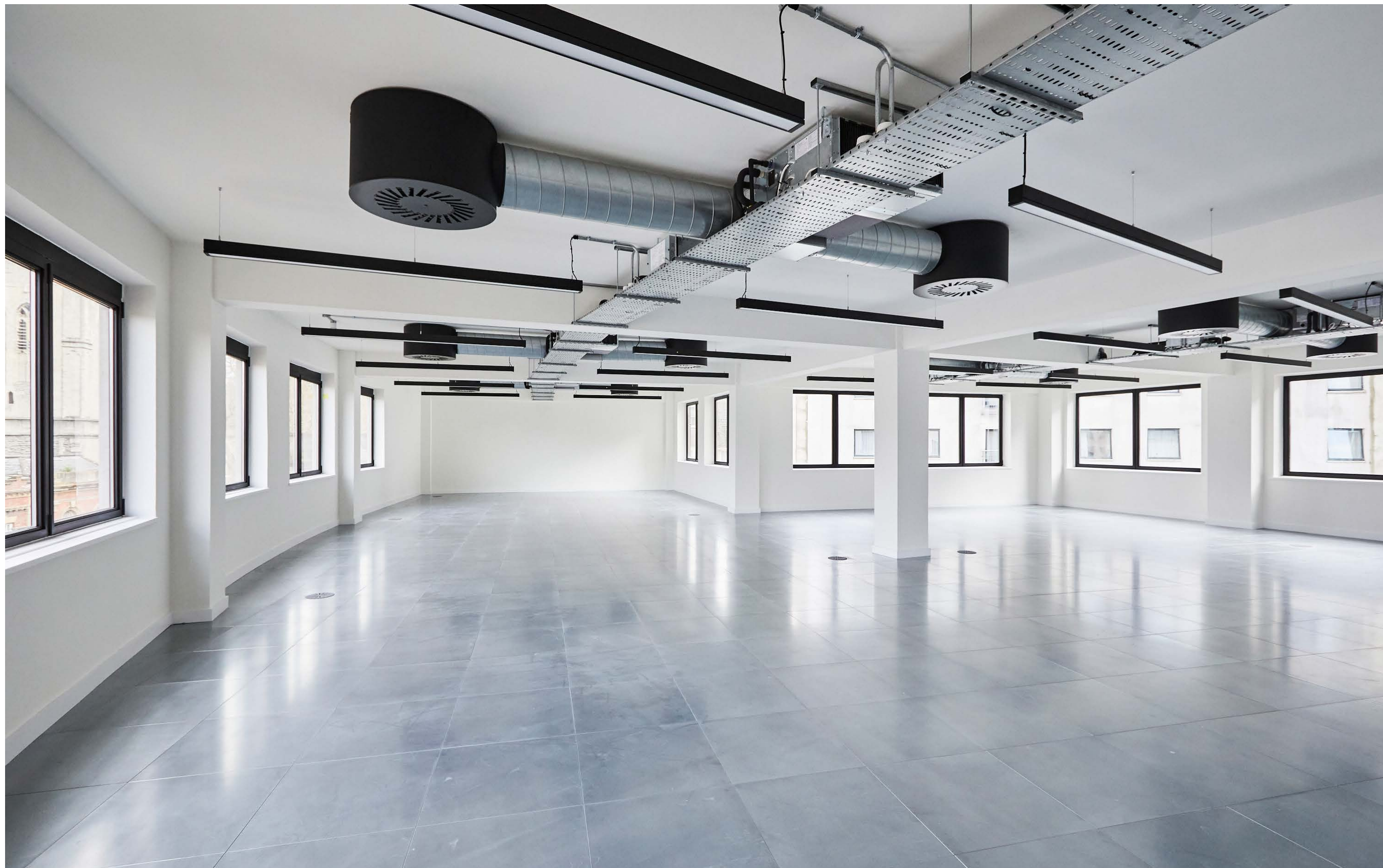
Excellent natural light



WiredScore GOLD Certified









# light + stylish

The available accommodation offers flexible floor plates enhanced by exposed services and crittal style black panel glazing.

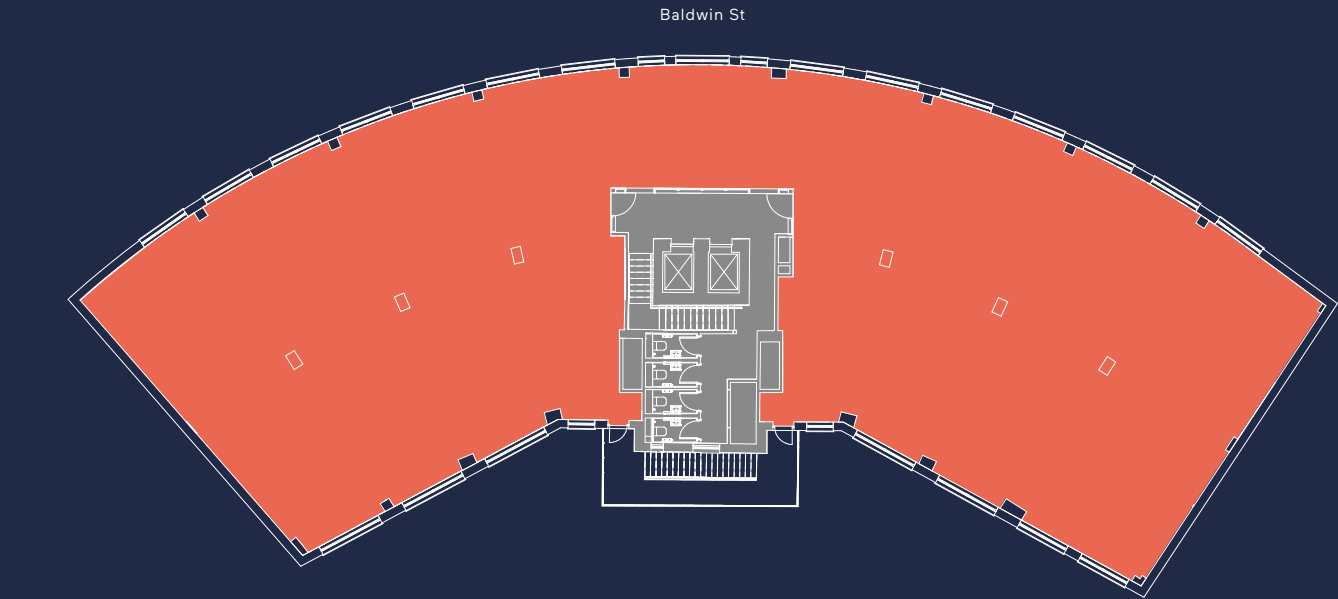


Take a  
video tour

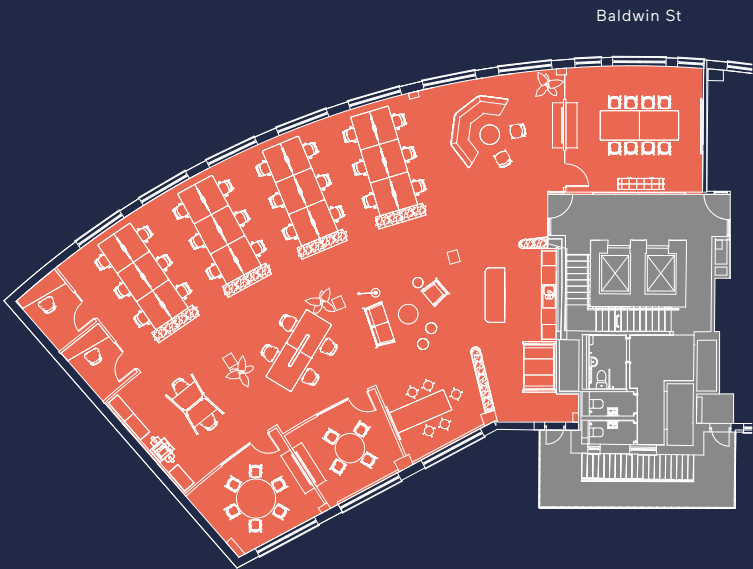


# space + scale

5th Floor  
5,955 Sq Ft / 553.2 Sq M



Part 3rd Floor  
3,282 Sq Ft / 304.9 Sq M



Workstations	24	Phone rooms	02
4 person meeting room	01	Breakout area	01
6 person meeting room	01	Waiting area	01
8 person meeting room	01	<b>Total occupancy</b>	<b>28</b>
Hot desks	04		

For indicative purposes only. Not to scale.

Floor	Sq Ft	Sq M
5th	5,955	553.2
Part 3rd	3,282	304.9
<b>Total</b>	<b>9,237</b>	<b>858.1</b>



# plug + play

Offering options for both plug & play and CAT A office space – 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









# 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 For Mice & Men
- 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 Casa
- 03 Chomp
- 04 Franco Manca
- 05 King Street Brew House
- 06 Left Handed Giant
- 07 Granary
- 08 Boston Tea Party
- 09 Four Wise Monkeys
- 10 Root
- 11 Tare
- 12 The Apple

Retail

- 13 Ace & Tate
- 14 Apple
- 15 Cooshti
- 16 Harvey Nichols
- 17 Whistles

Fitness

- 18 Cityzen Bikram & Hot Yoga
- 19 Fitness4Less
- 20 PureGym
- 21 The Gym
- 22 Workout Harbourside

Coffee

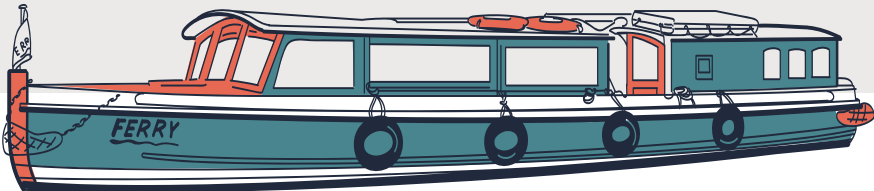
- 23 Bristol & Bath Rum Distillery
- 24 Full Court Press
- 25 Playground Coffee House
- 26 Small Street Espresso
- 27 Spicer+Cole

Hotels

- 28 Bristol Harbour Hotel
- 29 Marriott Royal
- 30 Mercure Bristol Grand
- 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:



**Julian Watts**

07977 834 209

[julian.watts@knightfrank.com](mailto:julian.watts@knightfrank.com)

**Polly Smart**

07929 673 626

[polly.smart@knightfrank.com](mailto:polly.smart@knightfrank.com)



**Harry Allen**

07807 999 440

[hrallen@savills.com](mailto:hrallen@savills.com)

**Sam Williams**

07811 762 491

[sam.j.williams@savills.com](mailto:sam.j.williams@savills.com)

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