

**Bristol City Council is seeking a ‘meanwhile’ tenant for The Greenhouse, Hereford Street, Bedminster, BS3 4NA for a period of up to 3 years.**

**Site Visits for interested parties:** 5<sup>th</sup> – 8<sup>th</sup> May 2025

**Deadline for expressions of Interest:** 4pm on 15<sup>th</sup> May 2025

**Interviews with prospective occupiers:** 19<sup>th</sup> – 22<sup>nd</sup> May 2025

**Successful applicant notified:** 27<sup>th</sup> May

**Lease available:** 1<sup>st</sup> June 2025

**Contact:** [lucy.warin@bristol.gov.uk](mailto:lucy.warin@bristol.gov.uk)

## **Background & Context**

The Greenhouse is a large and attractive single story timber framed building set within a private garden, surrounded on two sides by timber decking and with ramped access. The building is 203 m<sup>2</sup> (2,185 ft<sup>2</sup>) (Net Internal Area) and is built in the style of architect Walter Segall.

The Greenhouse lies between Hereford Street and Providence Place and looks out over a public green space, Bedminster Green. The building falls within land known as ‘Plot 5’ of the Bristol City Council-led Bedminster Green Regeneration programme.

The Bedminster Green Regeneration is made up of five development sites and will deliver a mix of new housing and improvements to the public realm and highways. The regeneration works began in 2021 and are expected to complete in 2030. Further information on the regeneration can be found at [eastbedminster.com/bedminster-green](https://eastbedminster.com/bedminster-green).

Bristol City Council are currently in discussions with development partners to bring forwards Plot 5. Subject to negotiations and planning, development is estimated to begin in 2028 when the Greenhouse will be relocated or demolished.

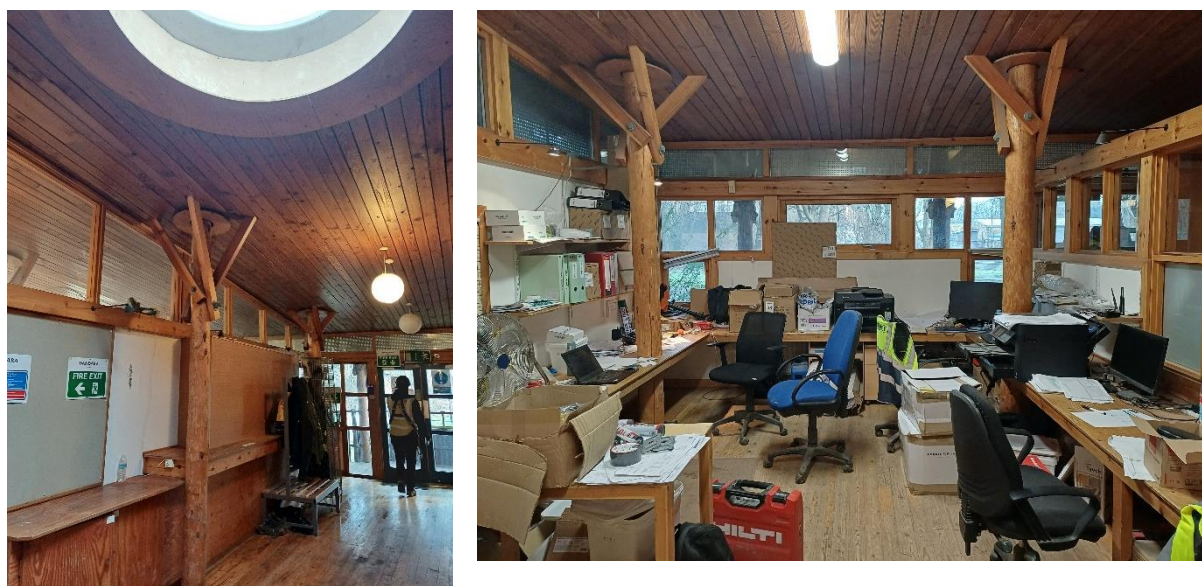
As part of the Bedminster Green Regeneration, Bristol City Council are working to support local organisations and encourage more long-term community leases in the area. This is in response to a local desire to encourage more socially trading organisations, and local independent businesses to locate in the area.

## The Building

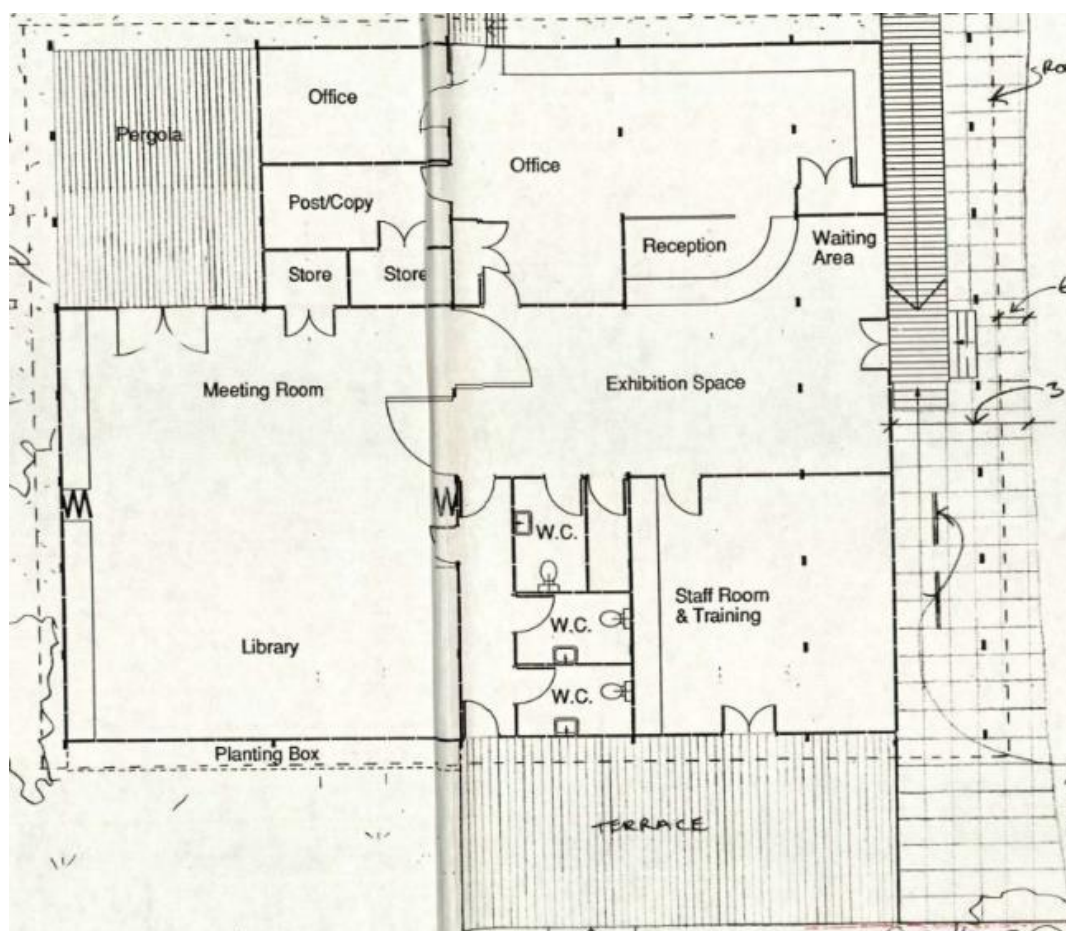
The Greenhouse is a striking timber framed single storey building, set within private gardens. The building has ramped access and a green roof. The building consists of:

- A reception/waiting area
- An exhibition space
- A large events space (835 ft<sup>2</sup>)
- A small kitchen
- A staff/training room
- 3 self-contained WCs
- 3 storage cupboards
- A large office space with 2 smaller offices (accessed from the larger space)
- An undercover exterior decking area
- Private gardens spanning two sides of the building including bike parking, a pond and outdoor eating space.





[Images show use by current occupier, furniture and other items shown will be removed]





## Transport connections

- The Malago Greenway runs adjacent to the Greenhouse via a segregated cycle path along Providence Place.
- Car parking is available in the Hereford Street car park to the rear of the property. Cycle parking is provided within the boundaries of the building
- The building is well served by buses running along the A38 and East Street to the North of the property.
- Bedminster Station is within 1 minutes' walk of the building.





## The Opportunity

As Freeholder of the Greenhouse, Bristol City Council is seeking a tenant or tenants to occupy the Greenhouse on a meanwhile basis. Priority will be given to applicants who will deliver benefits for the local community, as outlined in the application process below.

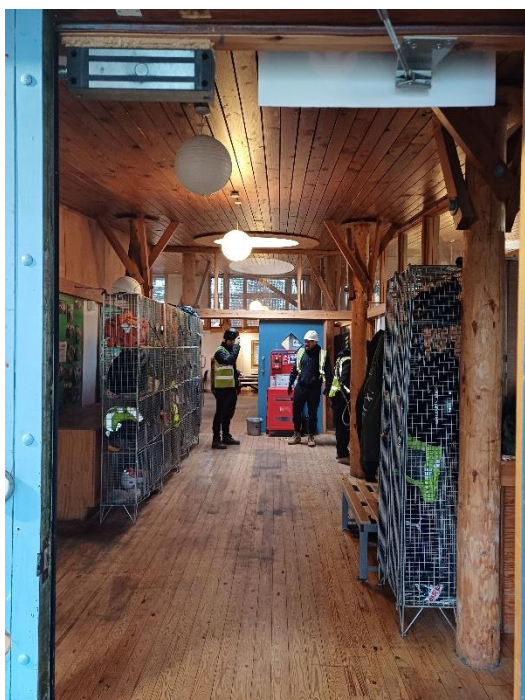
The following would be considered:

- A single tenant wishing to take on the entire building
- A single tenant looking to co-locate within the building
- A pre-formed partnership between 2+ organisations
- An organisation wishing to take on the lease and manage other occupants within the building.



## Lease conditions

- A lease of up to 3 years with a landlord break option at 2 years (6-month rolling break clause after 2 years).
- Tenant will be responsible for maintenance costs
- Tenant will be responsible for utility bills
- A flexible rent (see below)
- Tenant will be responsible for business rates. The rateable value of the building is £21,250
- Tenant will be responsible for maintenance of grounds
- Tenant will be required to have £5m public indemnity insurance
- Participation in Community Asset Transfer process, supported by Bristol City Council officers. More detail to be provided on application.



## Building Condition

- An EPC carried out in April 2025 rated the Greenhouse as a D.
- The exterior decking on the Hereford Street side of the building is not fit for use and will remain blocked off.

- The window sheeting is expected to be replaced at the end of the tenancy unless otherwise stated.
- A new boiler was installed in January 2025
- Works were undertaken to review and upgrade electrics in October 2024
- The building is being let in its current condition, site viewings are available ahead of submission.

## **Application Process**

Expressions of Interest are to be submitted to Bristol City Council by 4pm on 15<sup>th</sup> May and should include:

### **Understanding your organisation**

- Organisation or group name
- Named contact and contact details
- If applying in partnership with another organisation, a brief description of the relationship between the organisations and how you propose to co-locate together
- A brief description of your work and how you would use the space
- Links to your website and/or social media
- An estimation of how much space you would need, the times of day and days of the week you would require access, and any equipment you would need to use or store with in the space.
- The legal registration status of your organisation and registered address
- Confirmation of public liability insurance.
- Please provide a brief description of where you are currently based, your reasons for leaving and why the space does not meet your needs.

### **Providing value to the local community**

The Greenhouse is being let as part of a wider effort to ensure that local people benefit from the regeneration of Bedminster Green. In letting the Greenhouse at a flexible rent, dependent upon an organisations ability to pay, we hope to nurture local and independent organisations to develop and grow, and to encourage more socially-trading organisations to locate within the area on a long-term basis and provide benefits to the local community and wider social, environmental and cultural benefits.

- Please provide a brief description of how your organisations values align with this statement, and detail the activities that will take place within the Greenhouse that will be of value to the local community.
- Please confirm that you will provide a quarterly report to BCC, outlining the activities taken place in the building over the last quarter and benefits provided to the local community.

Please let us know if your organisation meets any of the following standards (*please note that these are not essential criteria but will make for a more competitive application*):

- We are a Registered B Corp
- We are a certified Living Wage Employer
- We take responsibility for minimising the risk of modern slavery in line with section 54(1) of the Modern Slavery Act 2015
- We have an Active Travel Plan
- We can demonstrate diverse identities within our senior leadership team
- Other relevant accreditations (please list).

### **Your ability to pay**

The chosen occupier of the Greenhouse will be required to pay for business rates, maintenance costs, and utility costs for the building. The ability to pay rent to Bristol City Council in addition to these costs is not an essential criterion for applying for space at the Greenhouse, however financial contributions will be considered. Should more than 1 organisation take on the lease, understanding each organisation's ability to pay will help Bristol City Council to manage the needs of the building. Please indicate which bracket below best reflects your ability to pay:

- Up to £200 p/month
- £200 - £500 p/month
- £500 - £1000 p/month
- £1000 - £2000 p/month
- Other

### **Keeping in touch**

If you would like to arrange a call to discuss any of the details contained within this document before submitting an application, please contact [lucy.warin@bristol.gov.uk](mailto:lucy.warin@bristol.gov.uk)



To stay up to date with changes in the area, including the possibility of further spaces becoming available, please:

- [Sign up to the East Bedminster Regeneration newsletter](#)

***If you have any further questions, would like to request any reasonable adjustments to the application process, or would like to book a site visit ahead of submitting an expression of interest, please contact [lucy.warin@bristol.gov.uk](mailto:lucy.warin@bristol.gov.uk)***