

Red South West to Deliver £42m+ in Office Projects Across Bristol and Bath

3 hours ago



[RED Group](#), the specialist main contractor, has announced the appointment of its South West division to deliver two office developments at more than £42m, showcasing RED's significant commercial impact in the region.

Appointed by BlackRock and development manager LS Estates, the first of these two premier Cat A office redevelopments is at Portwall Place, Bristol. Redefining the city's workspace market, Portwall Place will span seven floors and 150,000 sq ft of office space, designed by architects Buckley Grey Yeoman (BGY). The building's market-leading amenity provision will include a café, gym, and communal workspaces, featuring Bristol's largest roof terrace with views over the City Centre, the Brunel Mile, St Mary Redcliffe, the Floating Harbour, and the Mendip Hills beyond.

The team will also carry out external repairs to the building façade and construct over 7,500 sq ft of terrace spaces with improved ecology through green roof areas. Targeting EPC A, BREEAM Excellent, and Nabers 4.5, Portwall Place has been designed as an all-electric building with a calculated saving for embodied carbon at 75%, and works will complete at the end of 2027.

The second of the two new projects is Pinesgate West in Bath, an £8m office refurbishment located along the Avon River, which will be the new headquarters for engineering consultancy firm, Buro Happold. RED South West has been appointed by WPV Developments, and are working to AWW Architects' design, targeting BREEAM Excellent and EPC A. Removing the façade and replacing it with a new envelope will improve the building's aesthetic and form a prestigious gateway into Bath, but also drive lower energy consumption by minimising solar gain. That operational energy reduction is also supported through the introduction of PV panels, with EV charging, cycle storage, and an external terrace adding to the desirability of the scheme for its future occupiers.

This project marks a continuation of the relationship between RED South West and AWW, the latter celebrating its 50th birthday in 2025. The two Bristol-based businesses also partnered on Hollis Wharf, the £13m 45,000 sq ft mixed-used development in Bath, and a £15m health hub in Weston-super-Mare.

James Devey, Divisional Director at RED South West, commented: “These two premier office projects highlight RED’s dominance in the region, expertise in sustainable development, and sensitivity to local heritage. Set to be the largest commercial refurbishment in the South West, Portwall Place is a landmark scheme for Bristol and one that will be looked to as a benchmark for the office market here. Pinesgate takes the same inspiration, building on Bath’s industrial heritage whilst keeping sustainability a priority. These schemes will really stand out, in cities where there is huge demand for quality office space, and we have a big role to play in delivering them.”

Jamie Furse, Director and Architect at AWW, said: “Pinesgate will be our third project with Red South West, following Hollis Wharf and Weston Health Hub, so our working relationship has already delivered some really positive outcomes for our region. As Pinesgate sets the pace for future developments in Bath, we were always keen to partner with a construction team that truly understood its complexities, with a thorough appreciation of what makes the city unique. As AWW celebrated its 50th year, it was incredibly rewarding to continue delivering projects that set benchmarks in design and helped shape the future direction of architecture across key South West locations.”

These appointments follow the news that RED South West has celebrated project completions totalling more than £65m, most recently completing the £15m Millstream development, as the final piece of the Chocolate Quarter Retirement Village. Following the successful delivery of the Chocolate Quarter Retirement Village, St Monica Trust has now appointed the South West division as its construction partner on The Hub, a vibrant new social facility to be located at the heart of Cote Lane Retirement Village in Bristol.