

# Bone Mill

## Restaurant Opportunity

THE  
*Waterside*  
ROYAL WORCESTER



Widely considered to be the most imposing building at The Waterside, The Bone Mill represents a unique opportunity to create a new landmark restaurant in a Grade II listed building.

The development is strategically positioned close to the city centre, with good pedestrian links. The Bone Mill is close to the established leisure facilities where occupiers include Vue Cinema, Nandos Restaurant and Pizza Express.

Now, as the only surviving porcelain grinding mill in England, the building retains many of its original features, including parts of the original bone grinding equipment and the chimney. Designed by Robert Armstrong in 1851-52, with the third storey added in 1873, the building has been sensitively refurbished to maximise its character, including the creation of a contemporary roof terrace overlooking the canal.

*a working heritage*

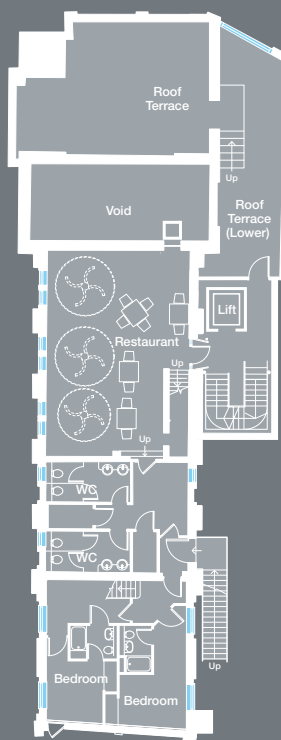
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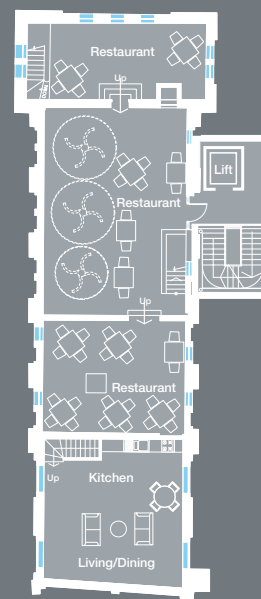
Basement



Ground Floor



First Floor



Second Floor



## Ground Floor

2,281 sq ft 212 sq m

## First Floor

1,399 sq ft 130 sq m

## Second Floor

1,765 sq ft 164 sq m

## Total Gross Internal Area

5,445 sq ft 506 sq m

- Period features retained
- High quality finishes throughout
- Comfort cooling
- Full access raised floor
- Intelligent lighting, designed to assist in achieving LG7 compliance
- Passenger lift
- WC and shower facilities
- Car parking

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The VAT position relating to the property may change without notice. July 2011.