

Level	Use	sq ft	sq m
7	Office	17,868	1,659.98
	Restaurant/bar	3,419	317.59
	Communal terrace	3,864	358.97
	Office terrace	945	87.79
6	Office	27,385	2,544.10
5	Office	27,377	2,543.36
4	Office	27,377	2,543.36
3	Office	27,377	2,543.36
2	Office	27,377	2,543.36
1	Office	22,142	2,057.00
0	Office	7,548	701.17
	Reception	4,074	378.48
	Fitness studio	1,389	129.04
	Café/business lounge	6,145	570.87
	Auditorium event space	937	87.01
-1	Cycle park x263 EV car parking spaces x32		
Total office		184,453	17,135.69
Total amenity		19,827	1,841.95

EQ

eqbristol.co.uk



Ian Wills

ian.wills@eu.jll.com 0117 930 5746 07989 399 070

Steve Lane

steve.lane@eu.jll.com 0117 930 5765 07760 403 245



Paul Richardson paul.richardson@ceg.co.uk 020 7730 9090 07824 492730



Andy Heath

andy.heath@cushwake.com 0117 910 5268 07796 693 661

Seonaid Butler

seonaid.butler@cushwake.com 0117 910 5269 07885 250 476

CEG for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) CEG cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of CEG has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) CEG will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by CEG to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. The date of this publication is October 2020.