

EPC A and BREEAM Outstanding



20,000 sq ft of unrivalled amenity & rooftop terrace bar



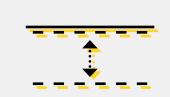
32 car parking space all with EV charging



263 cycle spaces with expansion to 400+



2.75m floor to ceiling height & excellent natural light



150mm clear access raised floor



VRF heating and cooling system



Commit to deliver Net Zero Carbon in Operation via UKGBC framework Available Q1 2023

Reception:

- Feature double height reception
- Large open plan reception zone with various uses including;
- Business lounge
- Independently operated café / restaurant open all day – also offering corporate catering
- Feature reception staircase to first floor offering an occupier a dedicated entrance
- Destination controlled lifts including visitor lift, goods lift and firefighting lifts
- Designed to minimise touch points
- Biophilic design

Office spaces:

- A large range of fitted and conventional office suites
- Typical upper floor plates of 27,382 sq ft
- Floorplates designed to subdivide
- Fully fitted out 'Let Ready' space available from 8 desks upwards
- 2.75m floor to ceiling height with excellent natural light
- 150mm clear raised access floor
- Full height glazed atrium
- Energy efficient VRF heating and cooling with air source heat pump ventilation system designed to accommodate a density of 1 person per 8 sq m

Tenant amenities:

- 150 cover café serving locally sourced food and drink from 7am to 7pm
- The base of the 7 storey atrium is a 50 seat auditorium with tiered seating for tenants' presentations and events
- 20 person fitness studio for classes and wellness events hosted by the landlord's team
- 7th floor roof terrace and pavilion with great views, open all day for break out, meetings or lunch and ability to book for events
- WiFi throughout the landlord areas

Smart and sustainable:

- EPC A and BREEAM Outstanding
- Designed for Performance
- Low carbon building with 36%
 improvement over the Part L target
 CO₂ emission rate
- 600 sq m of Photovoltaic Panels
- High performance façade with floor to ceiling glazing
- Integrated Smart Technology and intelligent LED lighting throughout

Cycle facilities:

- Dedicated cycle entrance and ramp from Victoria Street
- 32 showers, lockers, drying room and towel service
- 263 cycle spaces with ability to extend to 400+
- Cycle maintenance station
- Charging points available for e-bikes
- Brompton storage lockers

Parking:

- 2 car lifts
- 32 EV car parking spaces
- 12 motorcycle spaces
- EV charging points for all spaces

Accreditations:

- BREEAM Outstanding
- Targeted EPC A
- WELL Ready
- Cycle Score Platinum
- WiredScore Platinum
- Design for Performance

2

E Q

eqbristol.co.uk







lan Wills ian.wills@eu.jll.com 0117 930 5746 07989 399 070 Paul Richardson paul.richardson@ceg.co.uk 020 7730 9090 07824 492730

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

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 April 2021.