

E

Q

In balance. In Bristol.

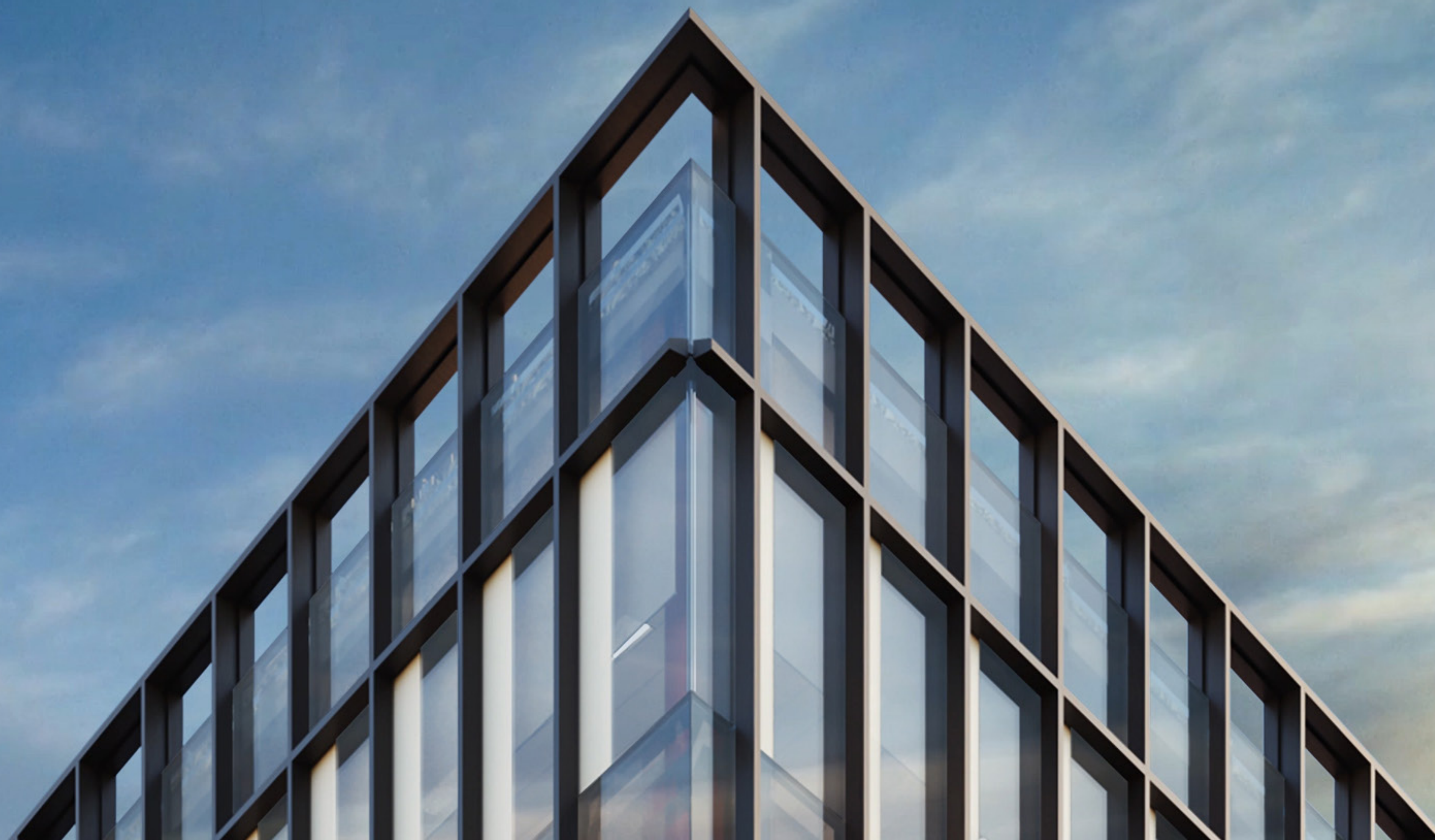
B E

I N

A

B E T T E R

P L A C E





A visionary 200,000 sq ft state of the art office building at the heart of Bristol

Welcome to EQ. Bristol's first new build office to commit to deliver Net Zero Carbon (NZC) in Operation in accordance with the UK Green Building Council's (UKGBC) framework approach.

Arriving Q1/2023



EQ

EQ



THE BRISTOL WAY



ARRIVE IN STYLE

LIVE

MOBILE
BARISTA



WORK. LIFE. BALANCED.

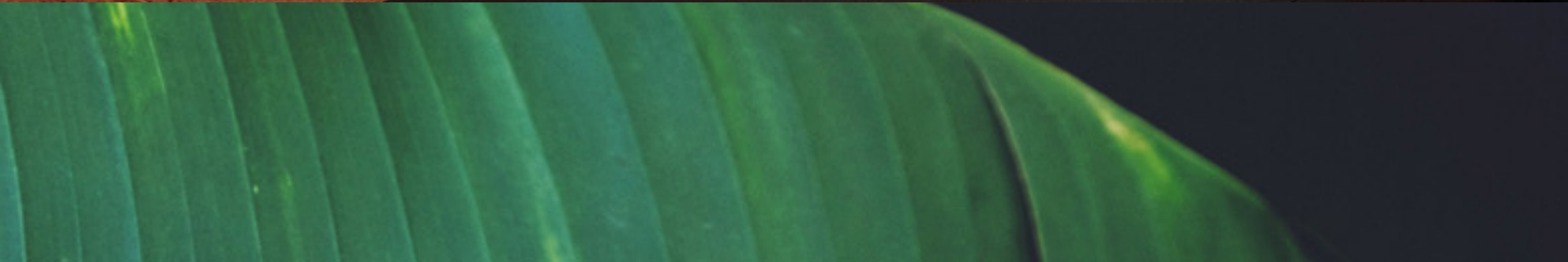
EQ offers each occupier every opportunity to make the most of their time — in work, and out of hours. Eating options include a bright, modern ground-floor café and a roof terrace restaurant and bar with breathtaking views across the city. Add to this unrivalled cycle facilities, a dedicated fitness studio with a full programme of classes, and a stunning event space.

19,827 sq ft of dedicated
amenity space





At the heart of EQ, the auditorium will become an inspiring space for events that bring people together. To support this, with a varied programme of events and activities, the in-house Life Team will be on hand to help you and your team make the most of life at EQ.



FIT & WELL

EQ's wellness facilities will be an integral part of the working day, with classes scheduled throughout the day and into the evening. Yoga, meditation and wellbeing talks will be just a few of the options available to help your people stay healthy, focused and performing at their best.

EQ is designed to be WELL Ready, meaning that the Base Build will enable occupiers to deliver their own WELL Gold certified space.



Employers offering wellness programmes reported a 66% increase in productivity

Workplace Wellness Trends 2017, IFE BP

EQ rooftop lounge offers a unique 3,864 sq ft working environment for tenants during the day. In the evening this space will transform into one of Bristol's most sought after restaurant bars.



LOOK

NO

FURTHER











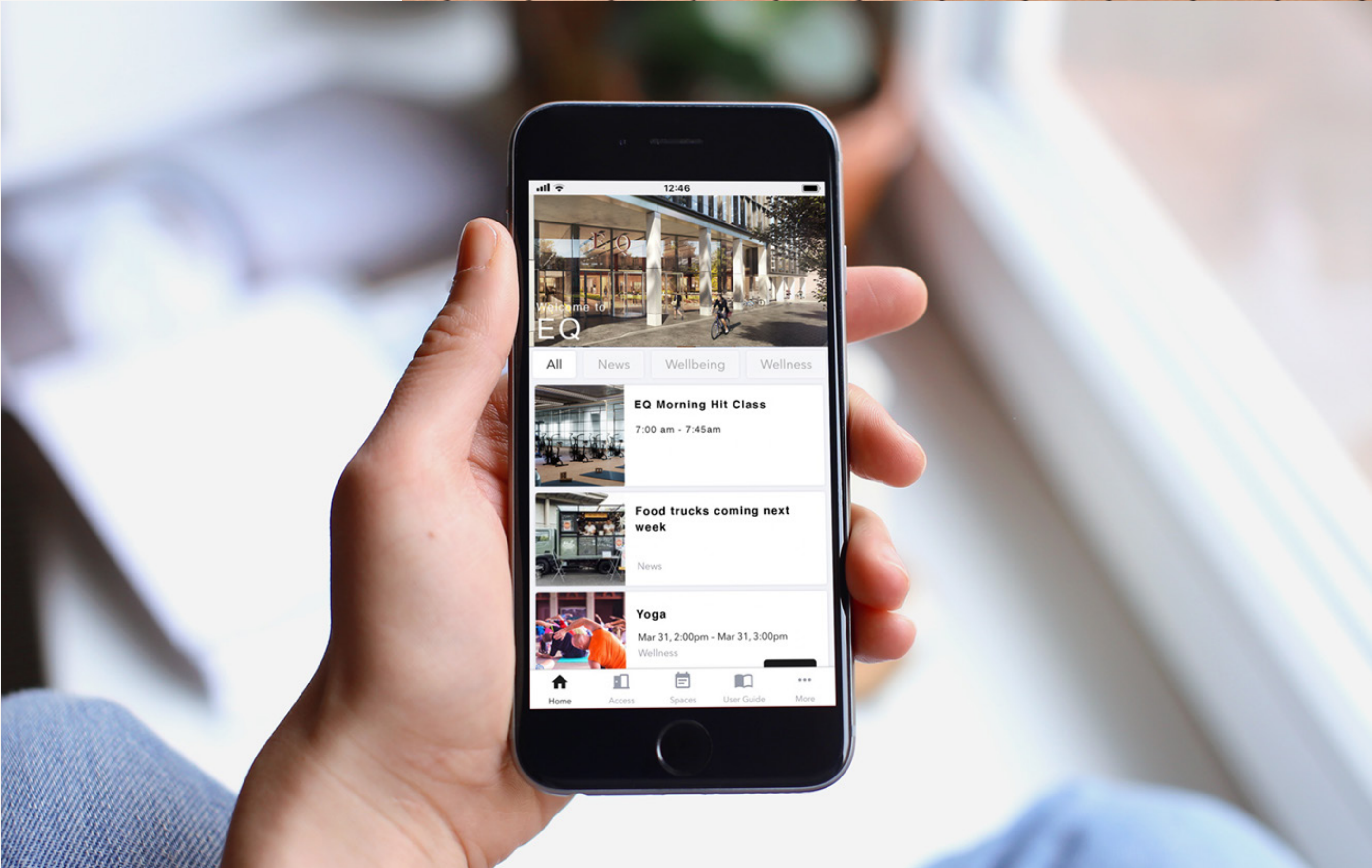


EQ LIFE

We believe in building a community within EQ. Our dedicated EQ Life Team will curate and deliver a programme of events and services which can be accessed through our community app.

CEG are the first developer to be awarded Property Week's National Property Wellbeing Award

-  Yoga, fitness & PT classes
-  Pop up retail
-  Dry cleaning
-  Cycle hire, scooter hire & cycle servicing
-  Pet therapy
-  Craft workshops
-  Wellness workshops & treatment sessions
-  Learning events



SOMETHING

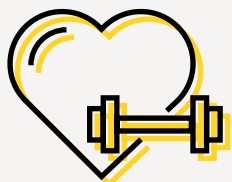
FOR

EVERYONE

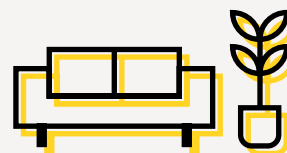
Across 19,827 sq ft of dedicated space, EQ offers the widest range of amenities of any commercial building in Bristol, designed to maximise productivity and wellbeing for those who work here.



Ground floor café



1,400 sq ft gym and wellness facility



Coworking and breakout space



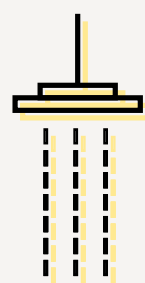
Podcast space



Bleacher seat presentation



Landlord run events calendar and tenant app



Showers and changing facilities



All electric charging
32 space car park



7,289 sq ft roof terrace and restaurant



263 cycle spaces,
cycle maintenance station,
charging points for e-bikes and
Brompton storage lockers

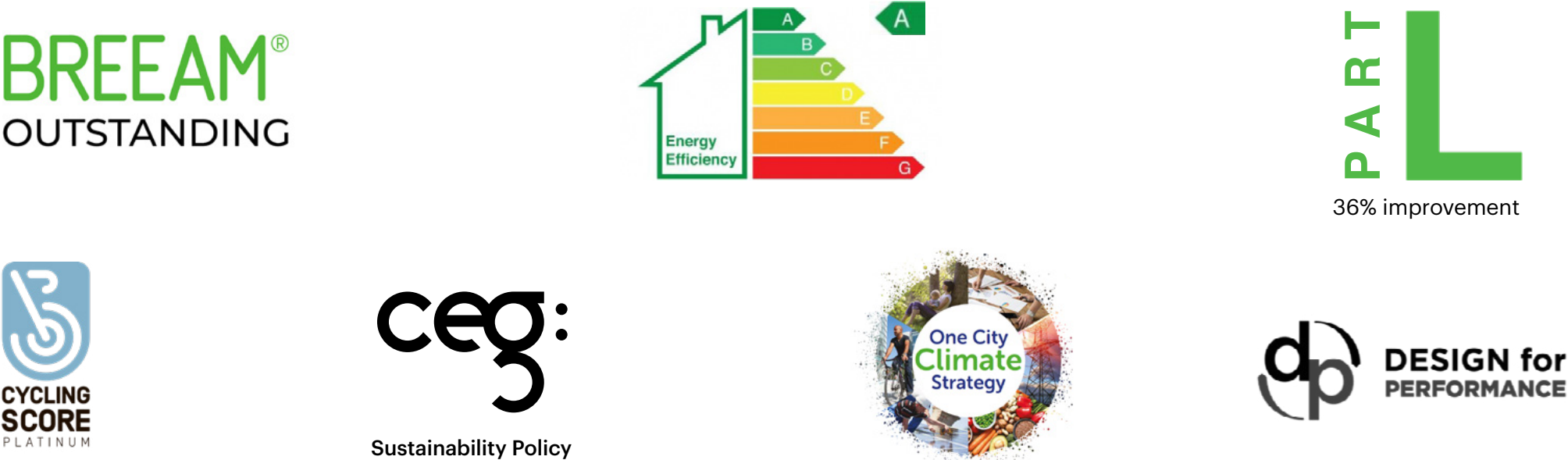
SMART & SUSTAINABLE



EQ is Bristol’s first new build office to commit to deliver Net Zero Carbon in Operation in accordance with the UK Green Building Council’s %UKGBC% framework approach.

EQ looks to people as well as technology to help create the next generation of truly sustainable office buildings. Changing people’s behaviour, as well as achieving market accreditations, is the path to a more sustainable future.

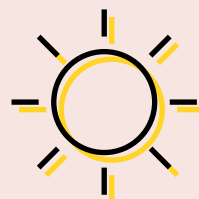
Every individual coming into EQ has a role to play. Each is an ambassador for the building. Once fully occupied, 1,900–2,000 tenants will be encouraged to make small changes that together will create a wider impact for our planet.



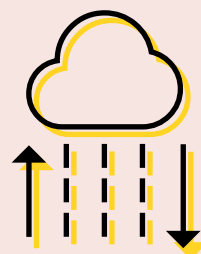
PEAK PERFORMANCE



All-electric building
Green energy supply.
EQ does not burn any gas
or fossil fuels on site.



Renewable Energy
600sqm of PV panels generating
enough electricity to power all
common parts.



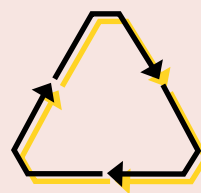
Rain water collection
We collect and reuse rain water for toilet
flushing, which could save 2,000 litres of
water per person each year.



Greener commute
Our 263 cycles stores, excellent shower
provision and 32 car charging points could save
1,700 tonnes of carbon each year.



100% fresh air
Our smart technology enables
ventilation control according to the
occupancy of each office.

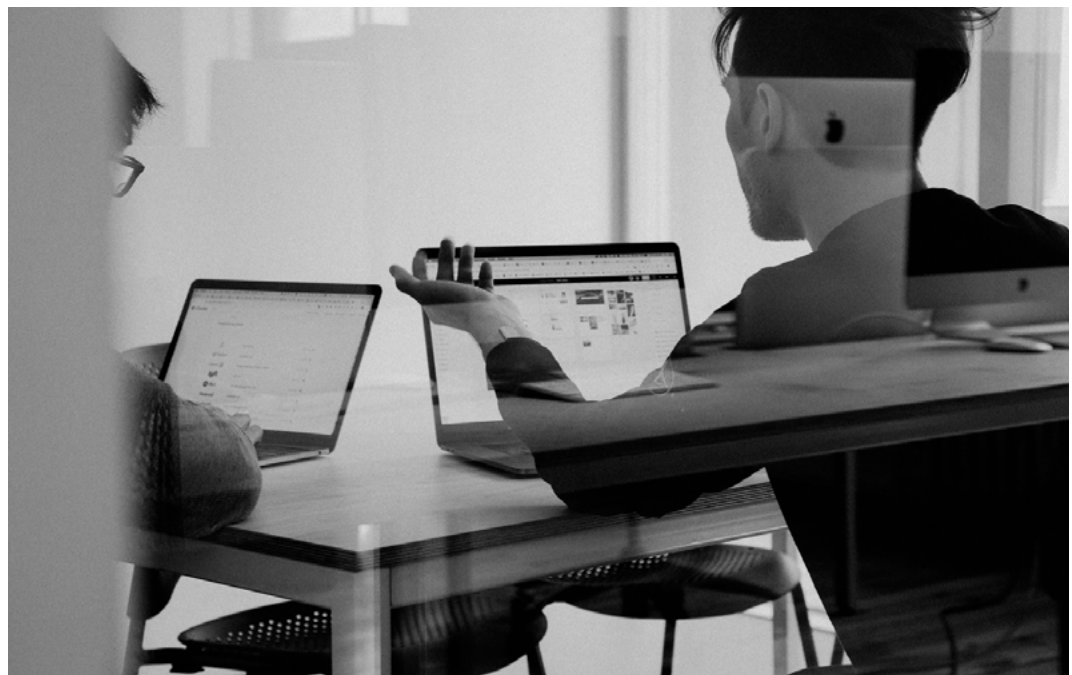


Zero landfill
We can save 460 tonnes of waste from going to
landfill each year by recycling everything via our
waste management partners.



263 secure cycle stores and
excellent shower provision.
EQ has the ability to expand to
400 cycle spaces.


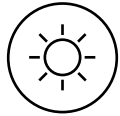





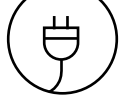




SMART BUILDING

EQ will deliver the integration of building systems and data rich technology to enhance the experience of colleagues and visitors, improving productivity and operational efficiency. Our WiredScore Platinum accreditation certifies resilient systems, seamless connections and high speeds from trusted communication providers.



-  Smart Enabled, Digital Ready and Secure
-  Energy metering and Management
-  Building App
-  Lighting Enabled Digital Services
-  Indoor Air Quality
-  Visitor Management System
-  Contactless Access Control
-  EV charging

T H E D E T A I L S

OCCUPY ON YOUR OWN TERMS

CORE

Longer-term essential space.

Choose from wide open areas on one of the upper floors. Floorplates up to 27,382 sq ft of prime space with a consistent and coherent design aesthetic, flooded with natural daylight and ideal for your longer-term needs.

FLEX

Let-ready office space. Anytime.

Lease from 8 desks upwards, ready-to-go, fully-furnished, whenever you need to. With easy-in, easy-out terms, no dilapidations and immediate occupation, Flex is perfect for projects and servicing new contracts.

CUSTOM

Let us deliver your bespoke fitout.

Keep the focus on what you do best, by leaving us to design, specify, source, project manage and fitout your space. We have the experience, people and buying power to deliver your perfect customised solution.

COMPLETE

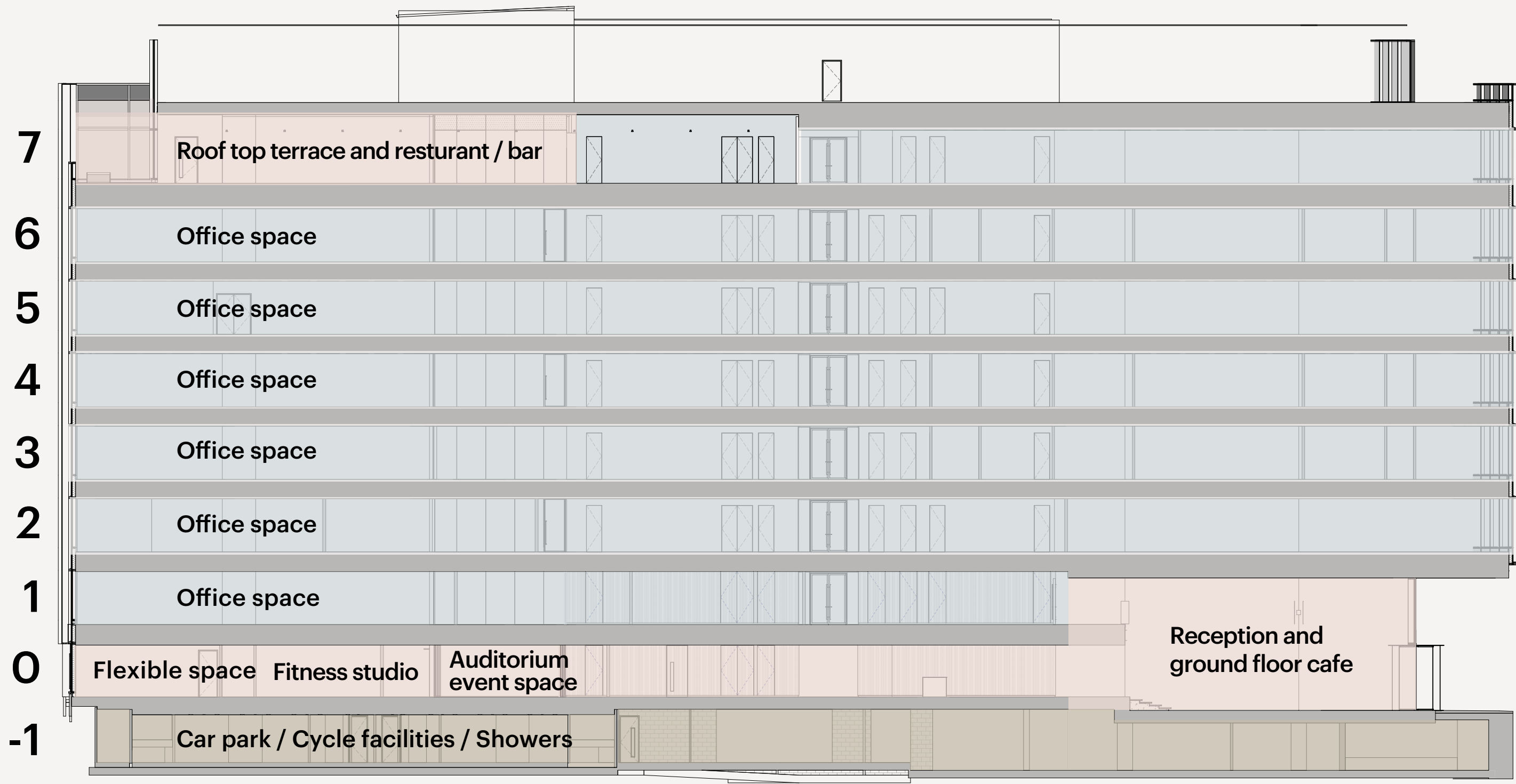
Everything's covered.

Bringing your rent and all other occupational costs into one easy-to-manage plan. Complete offers efficiency, greater budget control and lower costs.



ACCOMMODATION SCHEDULE

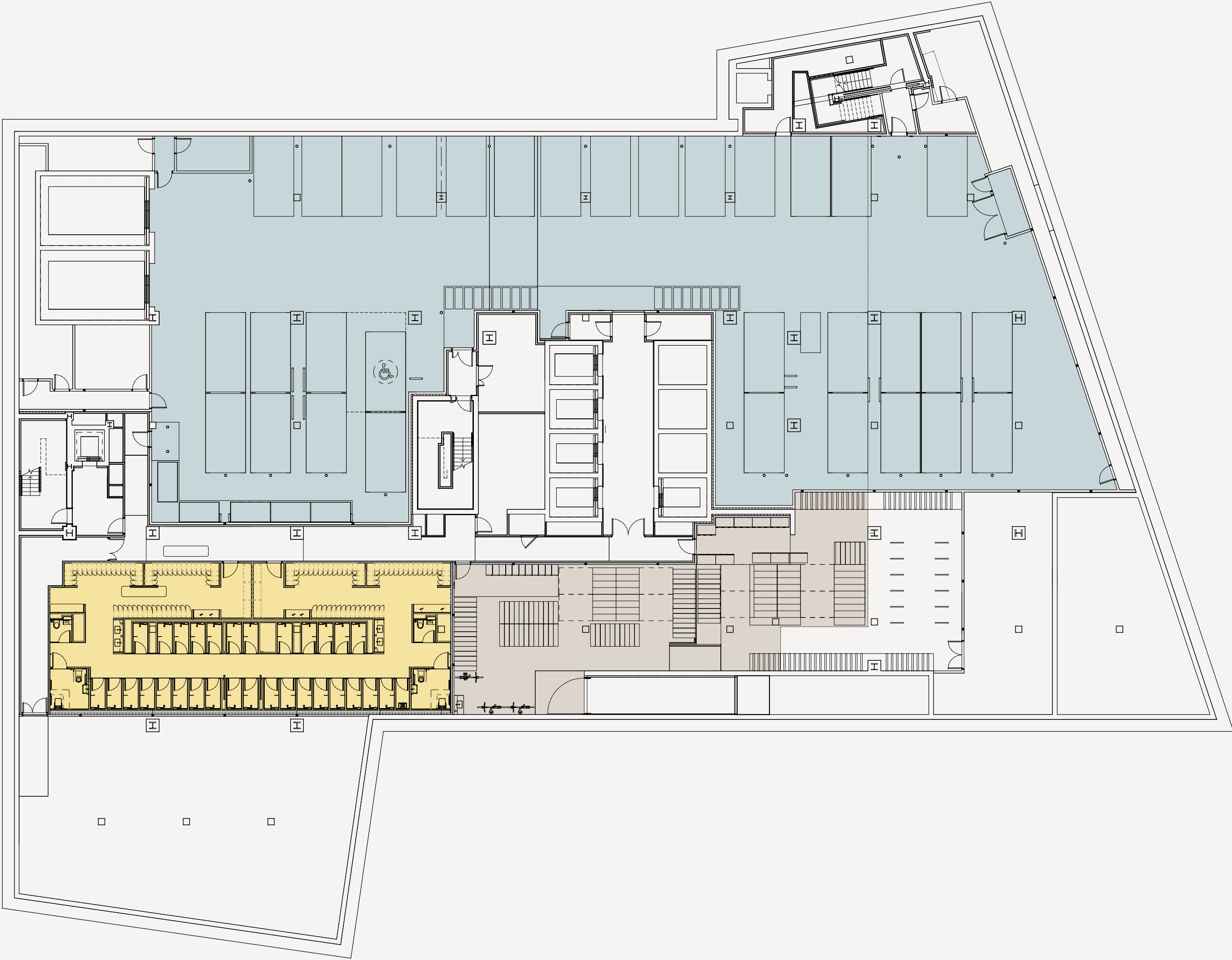
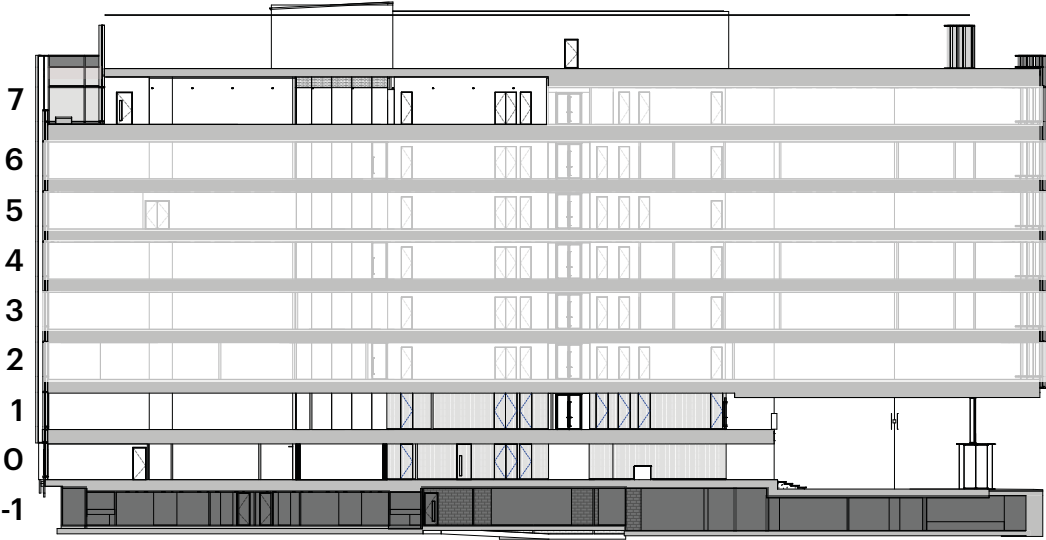
21



Level	Use	sq ft	sq m
7	Office	17,911	1,663.93
	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	27,382	2,543.79
4	Office	27,382	2,543.79
3	Office	27,382	2,543.79
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		185,509	17,140.89
Total amenity		19,827	1,841.95

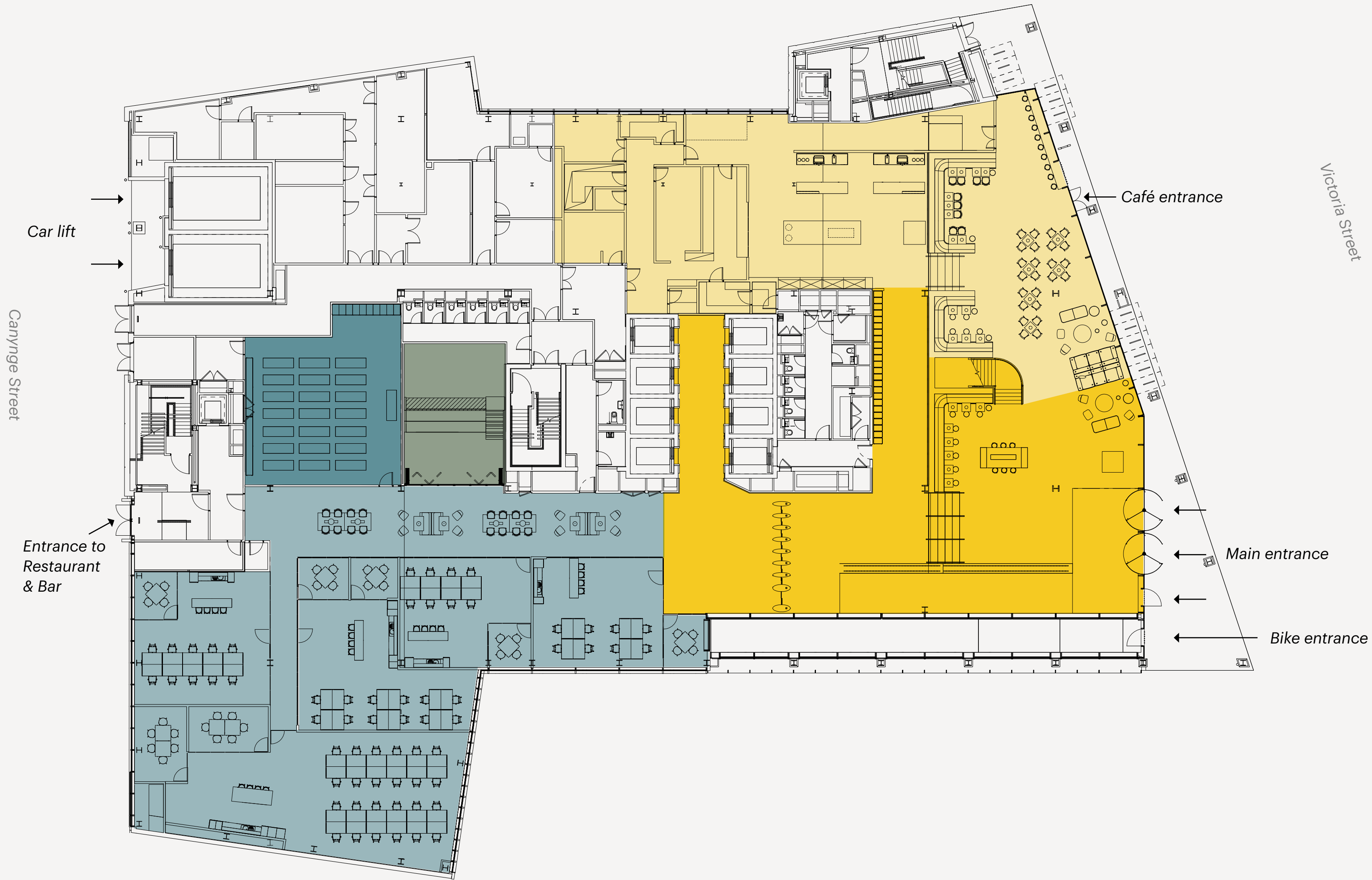
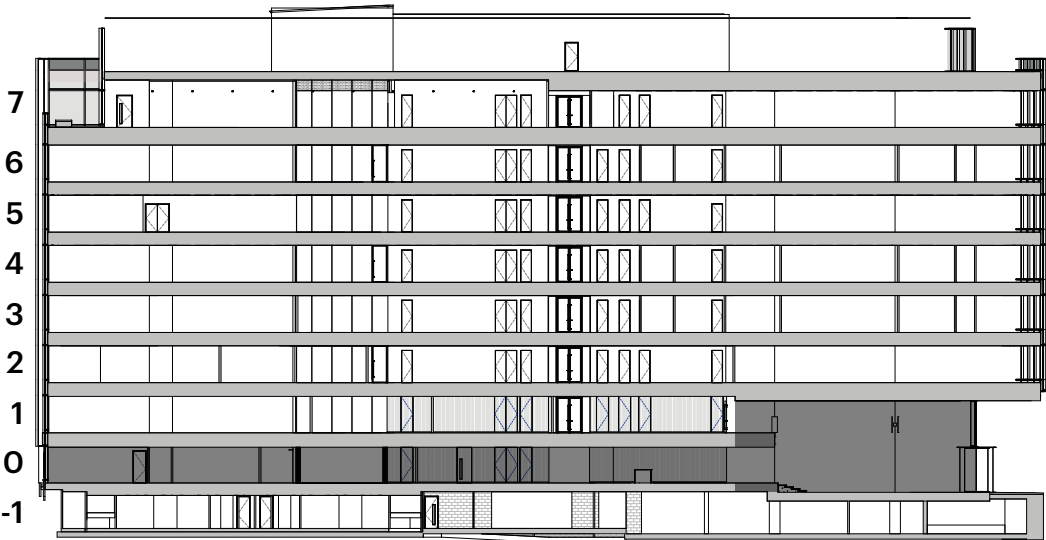
BASEMENT AMENITIES

- EV car parking x32 spaces
- Motorcycle parking x12 spaces
- Bike Storage x263 spaces (expansion to 400)
- Showers x32
- Lockers x300
- Drying room
- Towel service



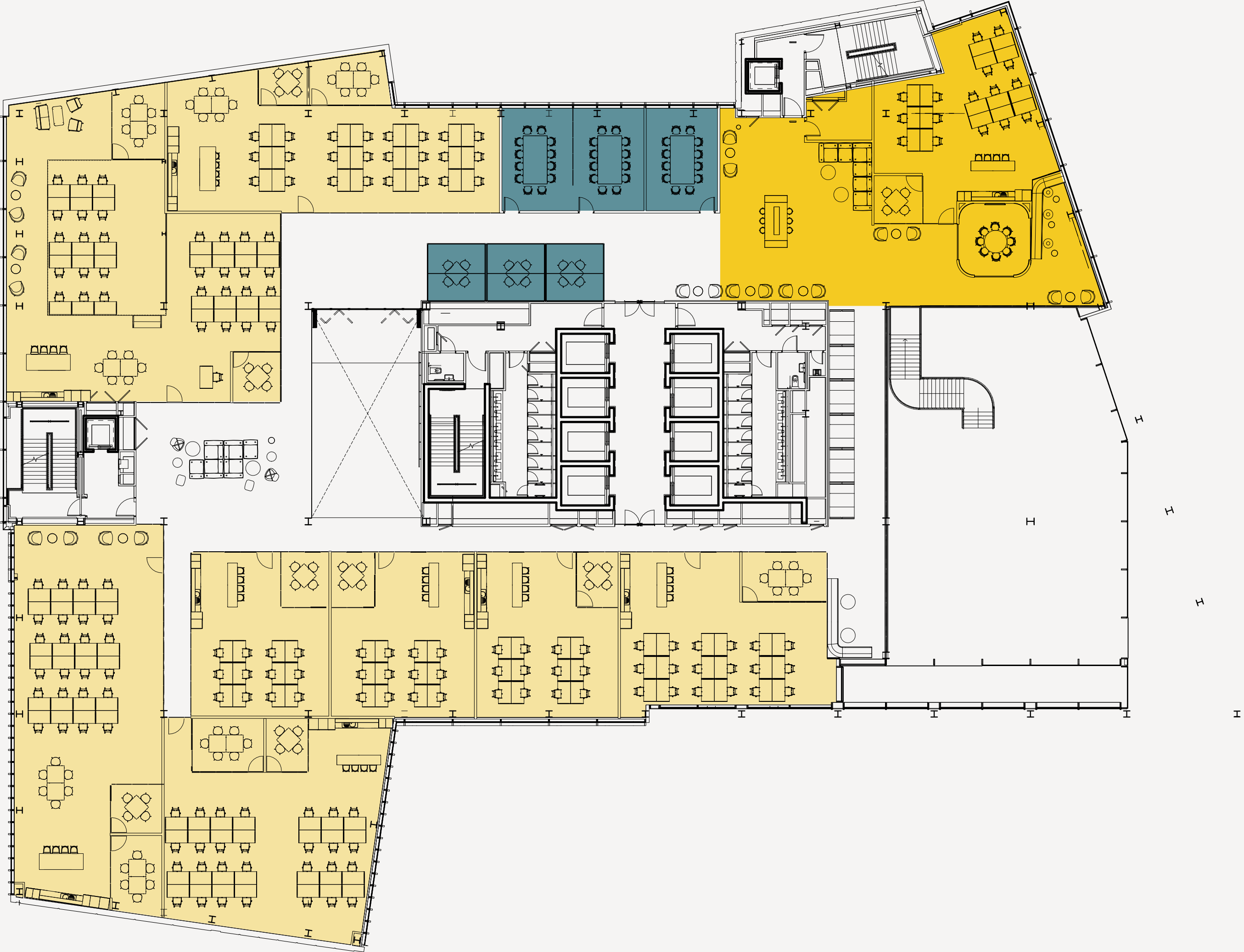
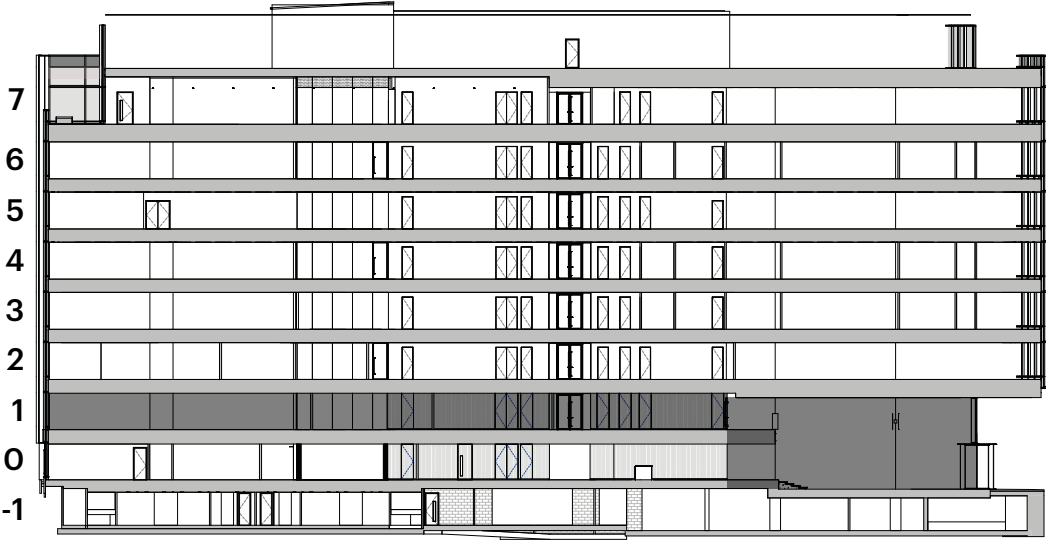
GROUND FLOOR

- Let Ready / break out space 8–60 desks
- Café/business lounge 6,145 sq ft (570.87 sq m)
- Reception 4,074 sq ft (378.48 sq m)
- Fitness Studio 20+ person 1,389 sq ft (129.04 sq m)
- Auditorium / event space 50 seats



FIRST FLOOR

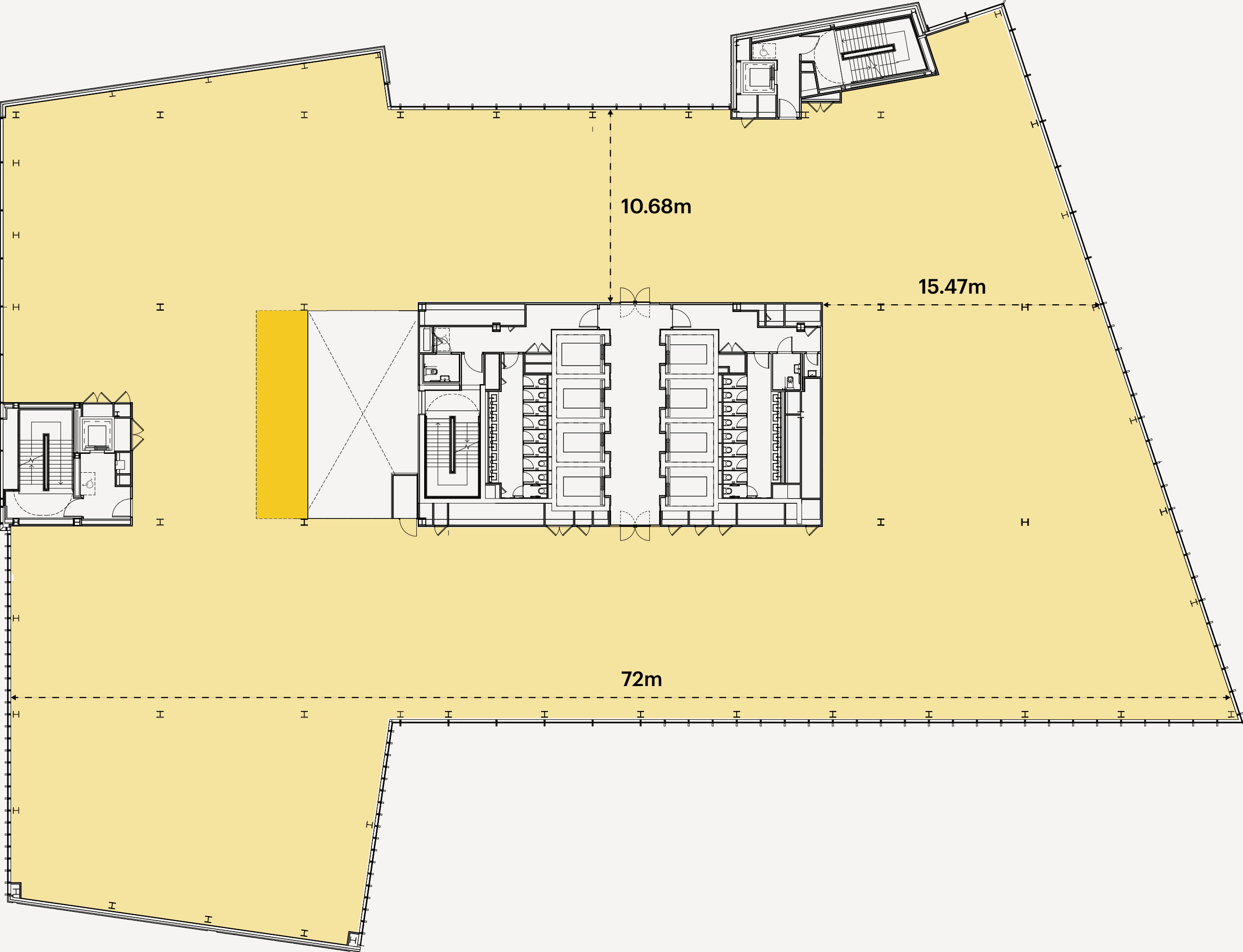
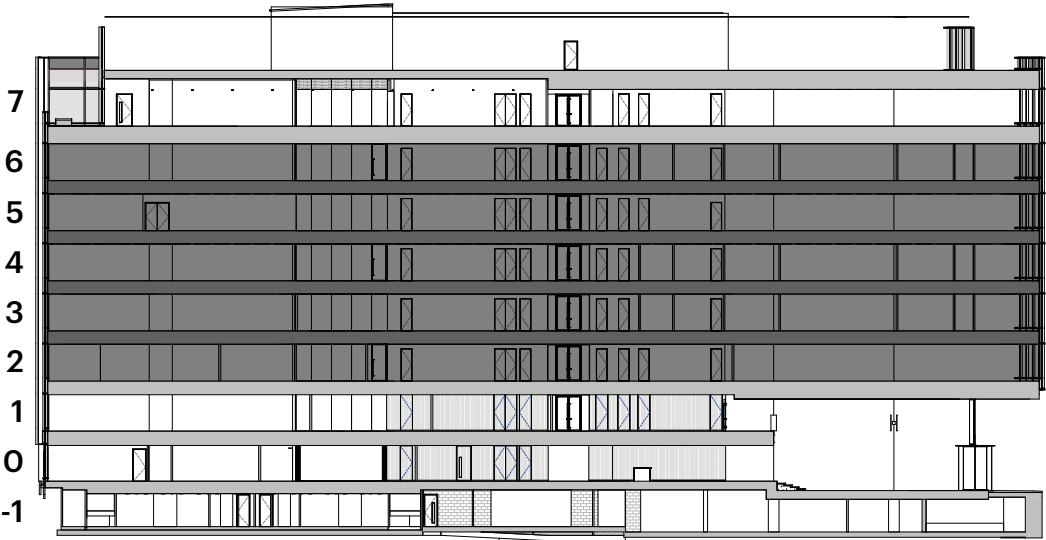
- Let Ready 12-160 desks
- Bookable meeting rooms 4-24 person
- Business lounge / Podcast room



TYPICAL UPPER FLOOR

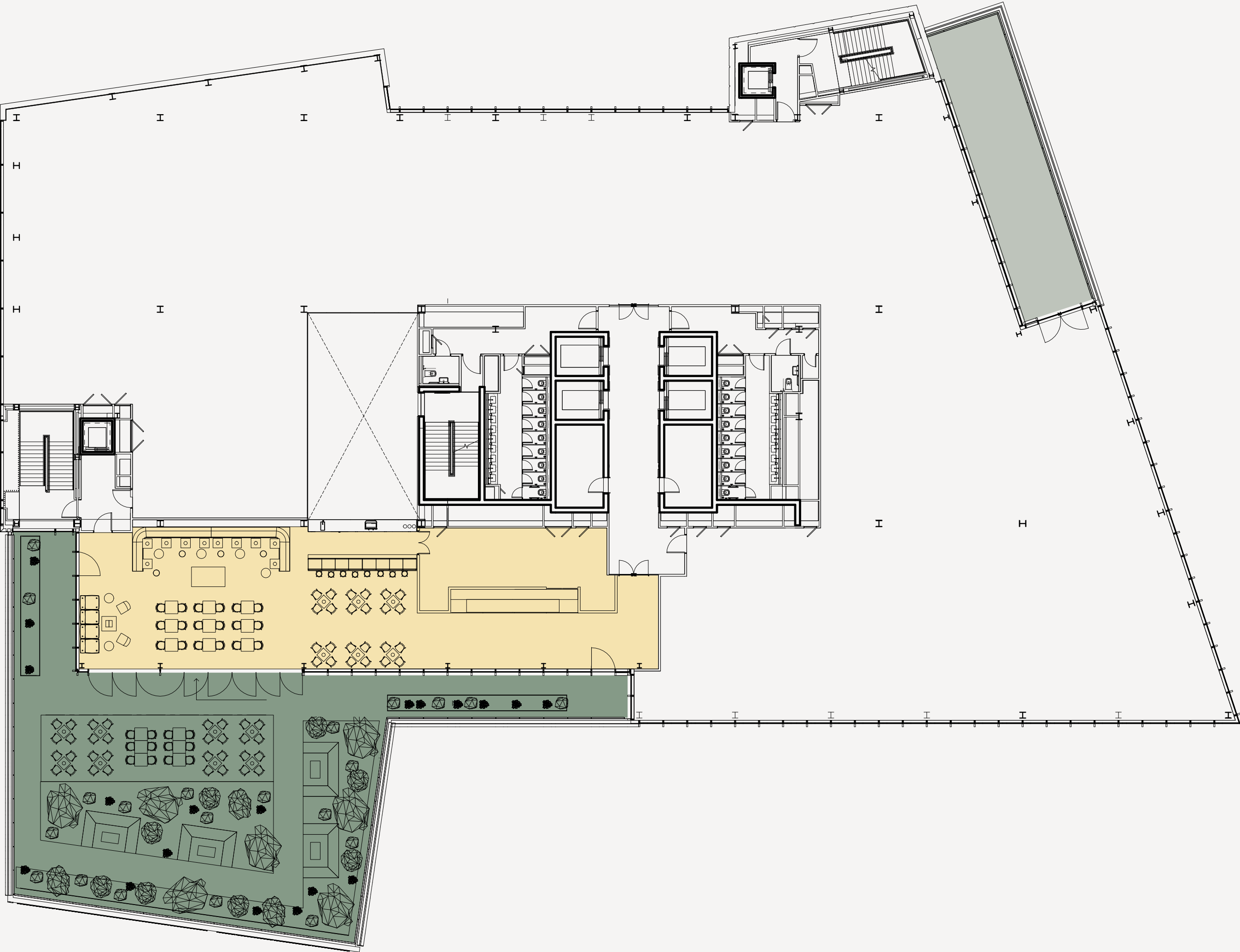
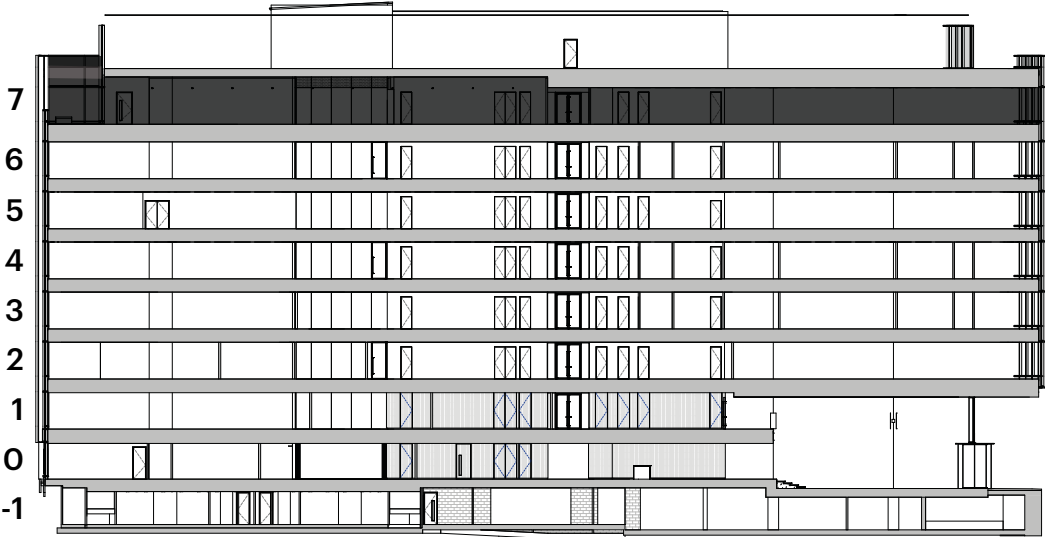
- Office space
- Soft spot

27,382 sq ft (2,543.79 sq m)






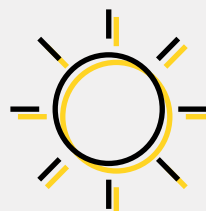





ROOF TERRANCE AMENITIES

- Restaurant / Bar / Business lounge 3,419 sq ft (317.59 sq m)
- Communal Terrace 3,864 sq ft (359 sq m)
- Private Terrace 945 sq ft (87.78 sq m)



BUILDING SPECIFICATION

 <p>200,000 sq ft with 27,382 sq ft floor plates</p>	 <p>EPC A and BREEAM Outstanding</p>	 <p>20,000 sq ft of unrivalled amenity & rooftop terrace bar</p>	 <p>32 car parking space all with EV charging</p>	 <p>263 cycle spaces with expansion to 400+</p>	 <p>2.75m floor to ceiling height & excellent natural light</p>	 <p>150mm clear access raised floor</p>	 <p>VRF heating and cooling system</p>	 <p>Commit to deliver Net Zero Carbon in Operation via UKGBC framework</p>	<p>Available Q1 2023</p>
<p>Reception:</p> <ul style="list-style-type: none">– 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		<p>Office spaces:</p> <ul style="list-style-type: none">– 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		<p>Tenant amenities:</p> <ul style="list-style-type: none">– 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		<p>Smart and sustainable:</p> <ul style="list-style-type: none">– 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		<p>Cycle facilities:</p> <ul style="list-style-type: none">– 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	
						<p>Parking:</p> <ul style="list-style-type: none">– 2 car lifts– 32 EV car parking spaces– 12 motorcycle spaces– EV charging points for all spaces		<p>Accreditations:</p> <ul style="list-style-type: none">– BREEAM Outstanding– Targeted EPC A– WELL Ready– Cycle Score Platinum– WiredScore Platinum– Design for Performance	

PRIME LOCATION

E Q

Brunel Mile

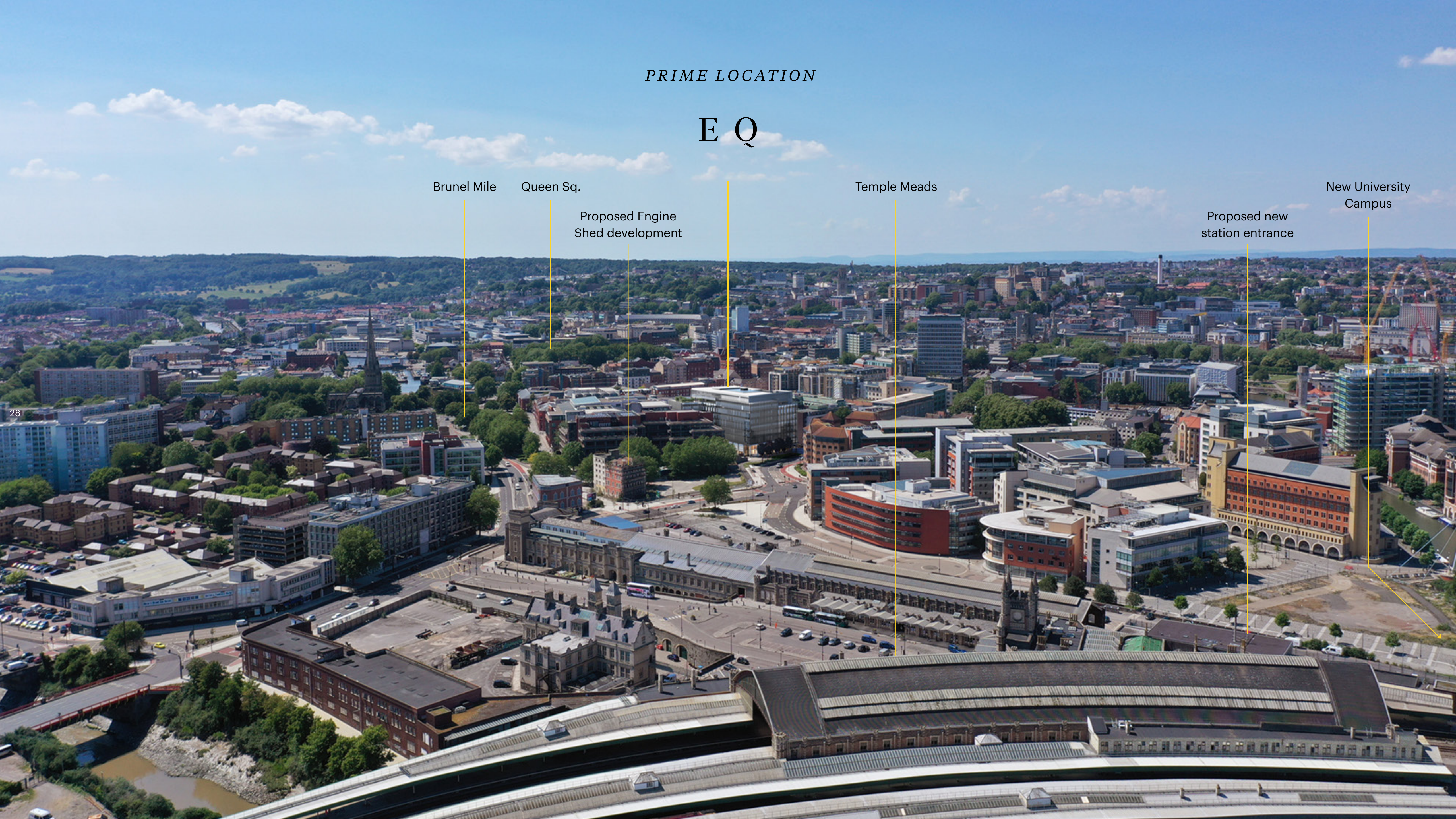
Queen Sq.

Proposed Engine
Shed development

Temple Meads

Proposed new
station entrance

New University
Campus



EQ LOCAL AREA AMENITIES

Cafés

- 1
- Daily Bites
- 2
- Greggs
- 3
- Subway
- 4
- Philpotts
- 5
- Friska
- 6
- Pret-a-Manger
- 7
- Spicer & Cole, Finzels Reach
- 8
- Counterslip Coffee
- 9
- The Cafe Matariki
- 10
- Baristas Coffee Collective
- 11
- Redcliffes
- 12
- Basil & Co
- 13
- Caffe Oro
- 14
- Arc Café
- 15
- Chatterton Café
- 16
- Yurt Lush
- 17
- Mickey Beans
- 18
- Sandwich On The Go
- 19
- Hart’s Bakery
- 20
- Bonapartes
- 21
- Starbucks
- 22
- The Coffee Box
- 23
- The Fab Green Coffee Machine

Pubs and bars

- 24
- Ye Shakspeare
- 25
- Kings Head
- 26
- The Cornubia
- 27
- Left Handed Giant Brewpub
- 28
- Le Vignoble
- 29
- Seven Stars Public House
- 30
- Totos By The River
- 31
- Portwall Tavern
- 32
- Pasture
- 33
- The Colosseum
- 34
- The Sidings
- 35
- Bonapartes
- 36
- The Knights Templar

Restaurants

- 37
- Marco’s Olive Branch
- 38
- Bella Vista
- 39
- Pasture
- 40
- Severnshed
- 41
- Riverstation
- 42
- Mud Dock Café
- 43
- Don Giovanni’s
- 44
- The Knights Templar

Hotels

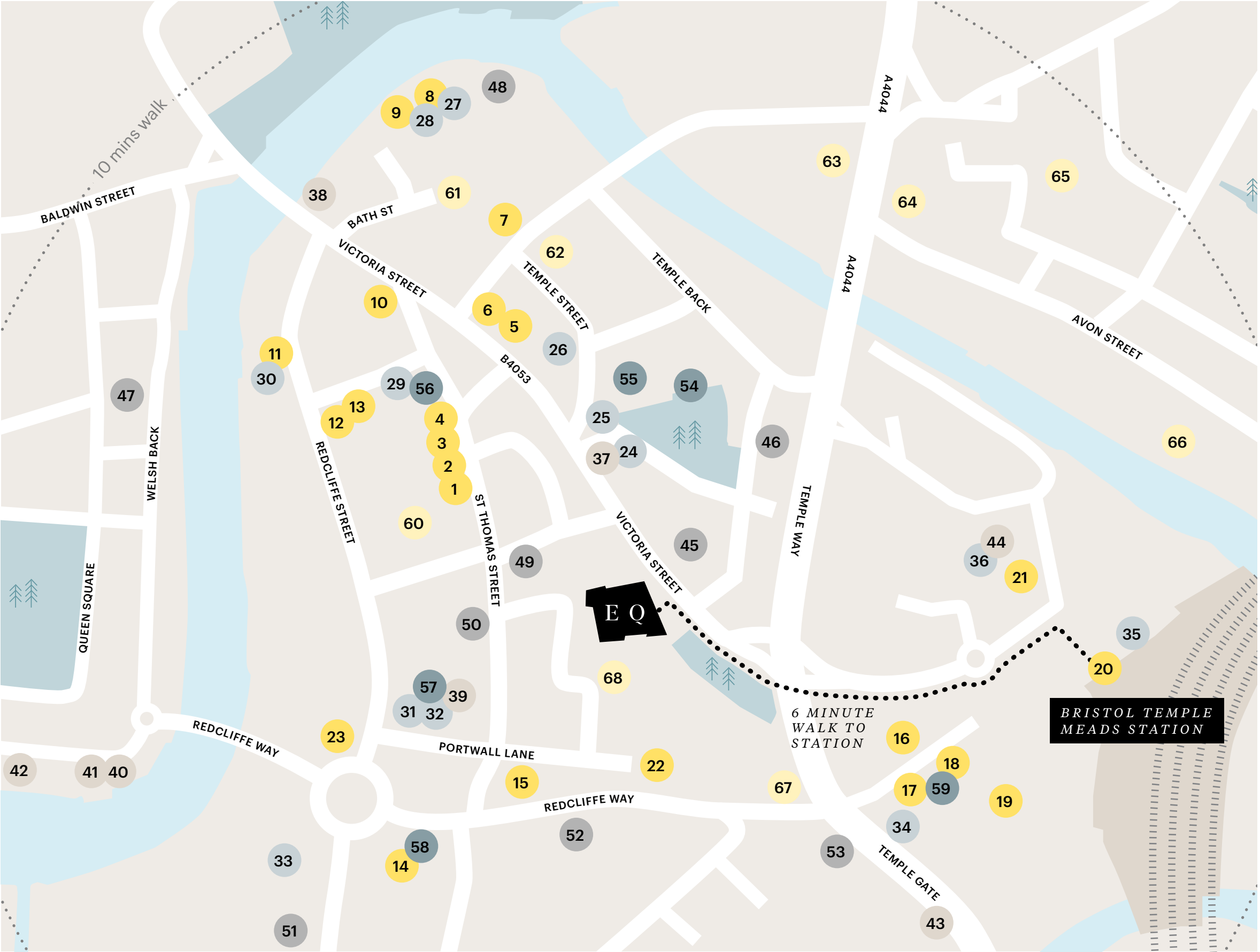
- 45
- Novotel
- 46
- Hilton Garden Inn
- 47
- Premier Inn
- 48
- Creylo – Serviced Apartments
- 49
- Travelodge, Mitchell Lane
- 50
- Premier Suites
- 51
- Hotel Mercure, Holland House
- 52
- DoubleTree by Hilton
- 53
- Holiday Inn Express

Things to do

- 54
- Temple Gardens
- 55
- Temple Church
- 56
- The Fleece
- 57
- Genting Casino
- 58
- St Mary Redcliffe Church
- 59
- The Loco Klub

Future developments

- 60
- Redcliffe Quarter
- 61
- Finzels Reach
- 62
- Halo
- 63
- Assembly
- 64
- Glassfields
- 65
- Soapworks
- 66
- 4 Glass Wharf
- 67
- Engine Shed 2
- 68
- Portwall Square



Top facts

- ✓
- 4 trains an hour to London the quickest of which is 81 minutes.
- ✓
- 15 minutes by road to M4/M5 interchange.
- ✓
- 8 miles from Bristol International Airport.
- ✓
- Bristol is the first “Cycling City”.



Temple Meads Station	2 mins
Cabot Circus	7 mins
Bristol University	15 mins
Harbourside	12 mins
Bristol Ferry	10 mins



London	120 miles
Cardiff	44 miles
Birmingham	88 miles
Bristol Airport	8 miles
Heathrow Airport	104 miles



London Paddington	81 mins
Cardiff	53 mins
Birmingham	1 hr 26 mins
Exeter	57 mins
Heathrow Airport	2 hrs 18 mins



We welcome

25,000

visitors to our buildings daily

16 ^{cafés} & 9 ^{fitness centres}
operated nationally

& 800m

capital value

9 million

square feet

120&

Current investment
& development sites

**We don't just invest.
We are invested.**

With a long term investment strategy, CEG can take a different view to most developers, which enables our customers to occupy space on terms that suit them.

We understand how important your people are, and will provide your organisation with an advantage when it comes to attracting and retaining the very best talent.

ceg: ceg.co.uk

Partners

ARUP LICHFIELDS aukett swanke CB Currie & Brown BURO HAPPOLD

Awards

BCO NATIONAL WINNER 2018 Awards RICS Awards 2018 Winner 2018 Property Awards Winner OAS DEVELOPMENT AWARDS Winner 2018

BUILT FOR BRISTOL

E Q

eqbristol.co.uk



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



Paul Richardson
paul.richardson@ceg.co.uk
020 7730 9090
07824 492 730



Steve Lane
steve.lane@cushwake.com
0117 910 5284
07760 403 245

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.