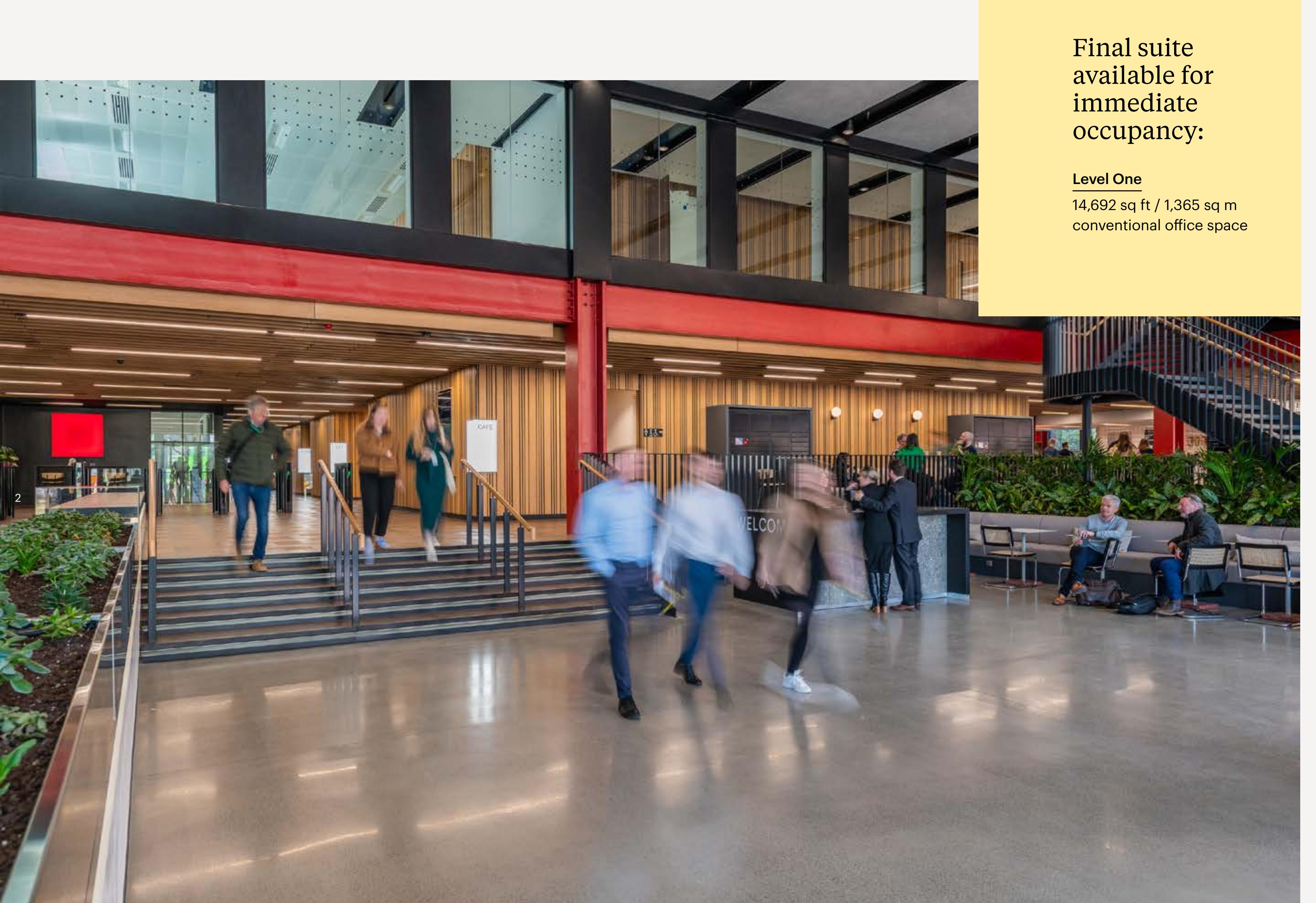




Q

The Bristol Landmark
Final office space available



Final suite
available for
immediate
occupancy:

Level One

14,692 sq ft / 1,365 sq m
conventional office space



Welcome to EQ, Bristol's most sustainable office, featuring state-of-the-art amenities including a communal business lounge, a rooftop terrace, auditorium, wellness facilities, secure cycle storage and vibrant ground floor cafe designed for modern working. There truly is everything under one roof.

EQ is over 90% let to leading companies, including:

evelyn
PARTNERS **Knights** plc

ARUP  **HSBC**

birketts **dojo.**

 **RATHBONES**

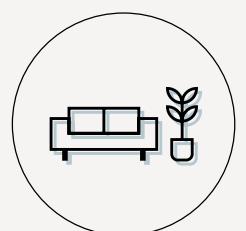
EQ COLLABORATE:

SOCIAL AND EVENT SPACES

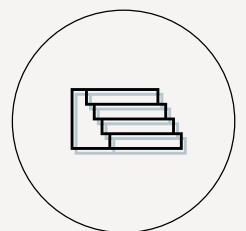
EQ sets the benchmark for office amenities in Bristol, offering an unrivalled experience both in and out of work. From a vibrant ground-floor café to a dynamic rooftop terrace, every detail is designed to impress.



Ground floor café



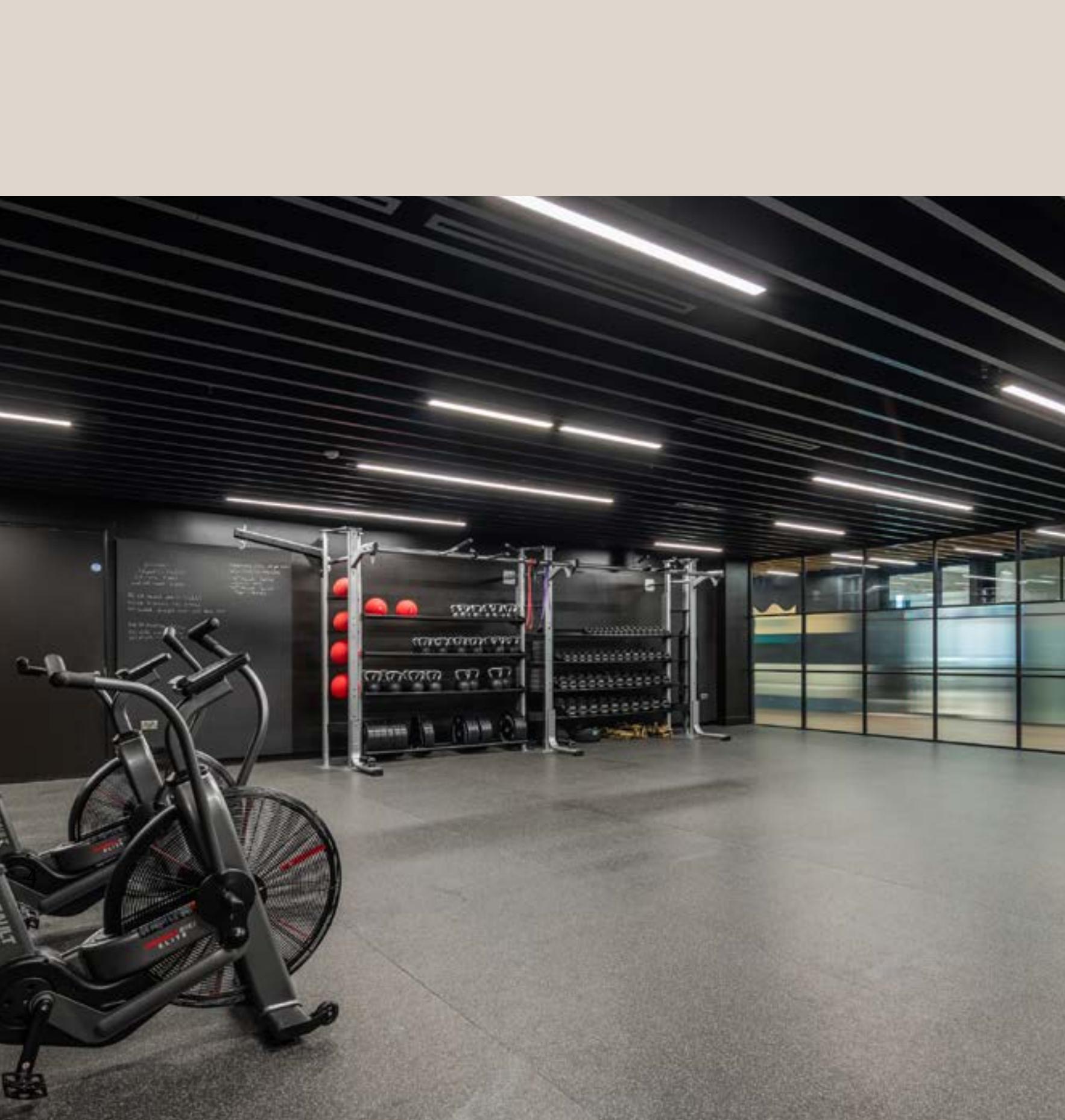
7th floor business lounge
and communal roof terrace



50 seat auditorium



Our in-house caterer
Baxter Storey can
provide food for
corporate events and
meetings

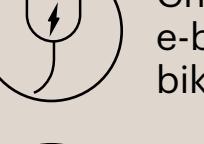
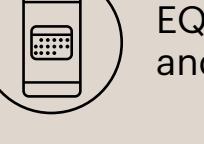


EQ ACTIVE: WORK LIFE BALANCE

We have partnered with TONIQ to provide comprehensive activities designed to enhance both physical and mental performance.

The programme of activities includes yoga, meditation, pilates, HIIT and private PT sessions.

A dedicated cycle ramp provides access to health club style changing facilities.

-  Gym and wellness facility
-  Showers, lockers, drying room and changing facilities
-  Dedicated cycle entrance and 263 cycle spaces
-  Charging points for e-bikes and Brompton bike storage lockers
-  EQ events calendar and app



EQ FURNISHED:

FIVE FITTED STUDIOS, NOW FULLY LET.

Professional, furnished ground-floor studios, providing a turnkey solution for new and growing businesses, consultants and entrepreneurs.

Furnished Studios:

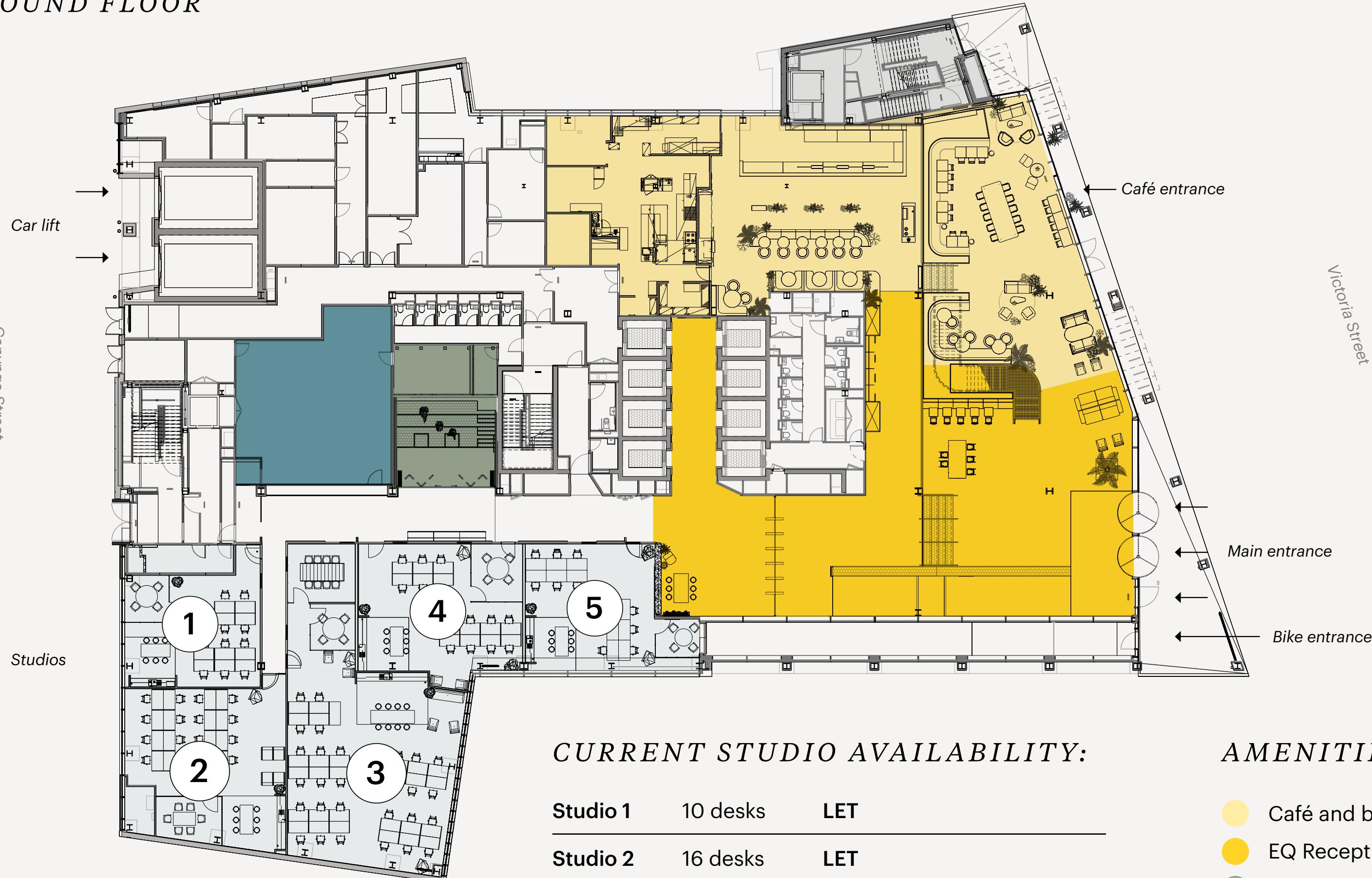
- Private meeting rooms
- Kitchenette
- Fully furnished
- Data connected
- All studios come with a meeting room
- Access to all building amenities
- More photographs and floor plans available on the website

Terms:

- Immediate occupancy
- Flexible lease length
- One monthly charge covering rent, service charge, building insurance and fast fibre (excludes business rates, power and office cleaning).

All studios are currently let, but please get in touch to register interest in future availability.

GROUND FLOOR



CURRENT STUDIO AVAILABILITY:

Studio 1	10 desks	LET
Studio 2	16 desks	LET
Studio 3	28 desks	LET
Studio 4	14 desks	LET
Studio 5	12 desks	LET

AMENITIES

- Café and business lounge
- EQ Reception
- 50-Seater auditorium
- Toniq® Gym and studio



EQ CONVENTIONAL: FINAL REMAINING OFFICE SUITE

The final remaining suite at EQ offers efficient first-floor office accommodation, enhanced by a striking outlook over the impressive double-height reception.

Summary:

- Immediate occupancy
- Smart-enabled, digital-ready and secure
- Access control via card or mobile app
- 2.75m floor to ceiling height
- 150mm clear raised access floor for hidden cabling
- Access to all building amenities
- More photographs and space plans available on the website

FIRST FLOOR AVAILABILITY



OFFICE

- 14,692 sq ft / 1,365 sq m
- 2 allocated car parking spaces (with EV chargers)
- Impressive views across the double-height reception



EQ SPACE PLANNING:



FIRST FLOOR
Professional sample fit out
– 14,692 sq ft / 1,365 sq m

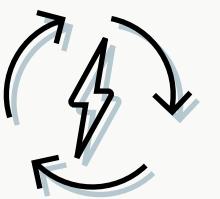


FIRST FLOOR
Tech sample fit out
– 14,692 sq ft / 1,365 sq m

EQ, BRISTOL'S MOST SUSTAINABLE OFFICE

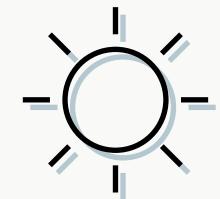
Bristol's pioneering, all-electric office, has no gas or fossil fuels burned on site. EQ uses cutting-edge technology and green energy and has been designed to be Net Zero Carbon in Operation.

The ambition of EQ is to establish and improve 'in use' energy and environmental performance. This is captured through regular landlord and tenant forums with attendance by other stakeholders as well, which enable discussion and data sharing on energy, water use, waste production and recycling, amongst other matters.



All-electric building

Green energy supply.
EQ does not burn any gas or fossil fuels on site.



Renewable Energy

600 sqm of PV panels generating electricity to power the common parts.



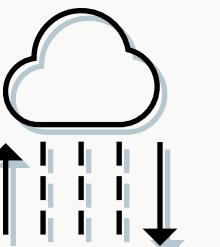
Greener commute

Our 263 cycle spaces, excellent shower provision and 32 car charging points could save 1,700 tonnes of carbon each year.



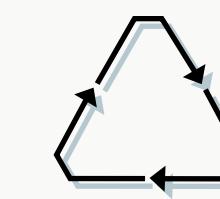
100% fresh air

Our smart technology enables ventilation control according to the occupancy of each office.



Rain water collection

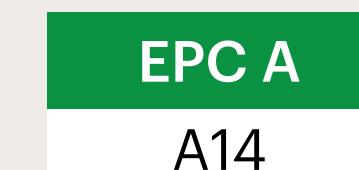
We collect and reuse rain water for toilet flushing, which could save 2,000 litres of water per person each year.



Zero landfill

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

ACCREDITATIONS:

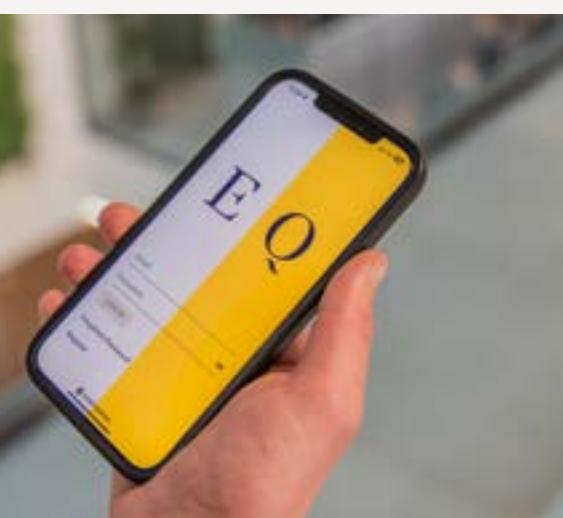


EQ TECHNOLOGICALLY ADVANCED: DIGITAL READY AND SECURE.

Smart building systems and data-rich technology optimise productivity and operational efficiency.

BUILT FOR PERFORMANCE:

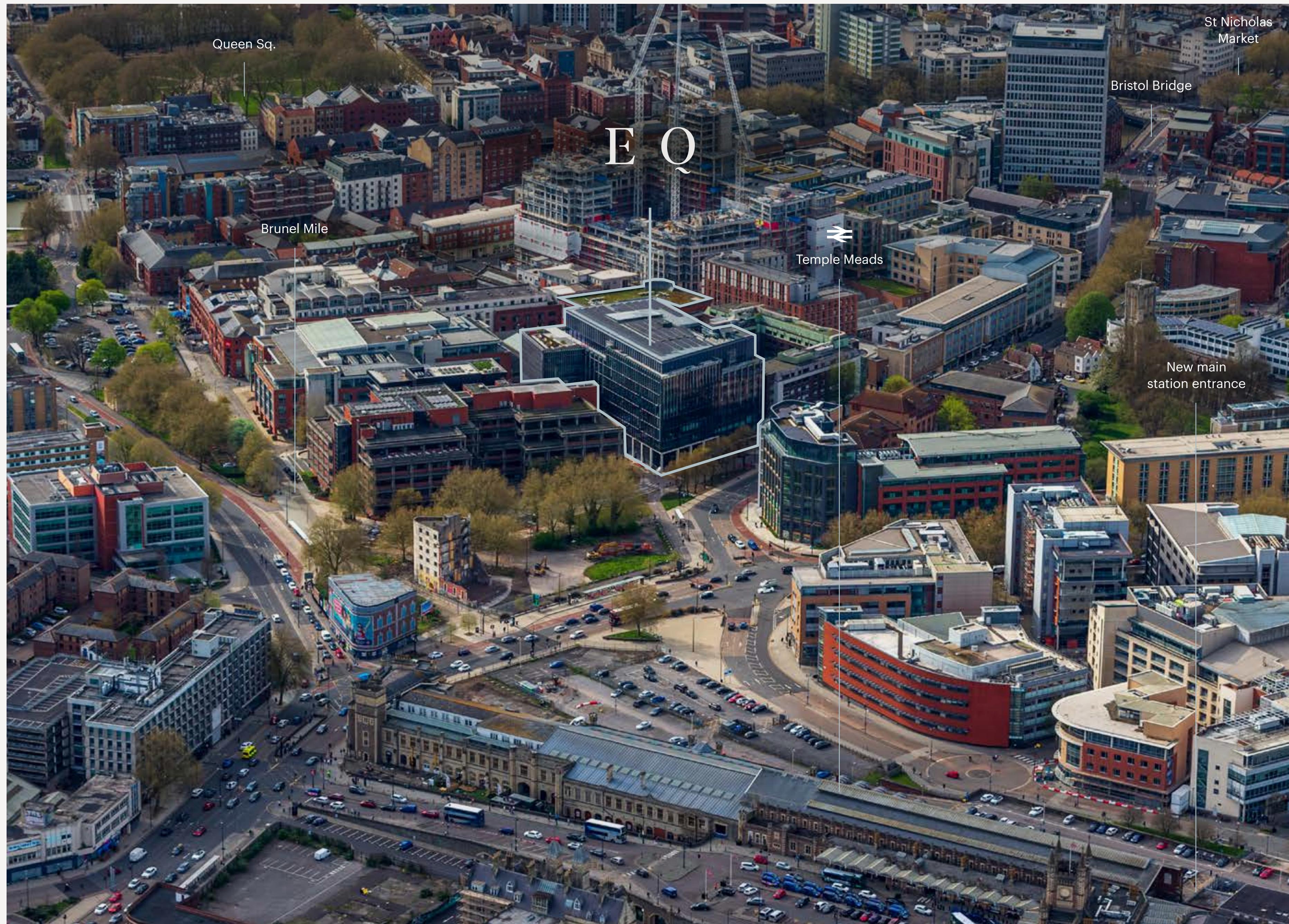
- Floor-to-ceiling advanced glazing and excellent natural light
- Integrated smart technology and intelligent LED lighting
- Energy efficient VRF heating/cooling with air source heat pump
- Optimised ventilation: 1:8 sq m density
- 150mm access raised floor for cable management
- WiredScore Platinum accreditation
- Mobile app bespoke to EQ allowing access, building information and event news
- QR code access for visitors



DESIGNED FOR PEOPLE:

- Biophilic design
- WELL Ready
- Attractive double-height reception
- Smart locker for parcel deliveries
- Wi-Fi throughout communal areas
- Destination-controlled lifts (visitor, car, goods and firefighting)
- Visitor management system
- Minimal touch points
- EQ building and community app
- Contactless access control





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"



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



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



Heathrow Airport	2 hrs 18 mins
Birmingham	1 hr 26 mins
London Paddington	1 hr 21 mins
Exeter	57 mins
Cardiff	53 mins

Address

111 Victoria St
Redcliffe
Bristol BS1 6AX

What3words

what3words.com/nods.record.fines

E Q

eqbristol.co.uk



**WORKPLACE BY
GENERAL__OFFICE**



Ian Wills
ian.wills@jll.com
07989 399 070

Hannah Waterhouse
hannah.waterhouse@jll.com
07855 414 570

Giles Edwards
giles.edwards@generaloffice.uk

Steve Lane
steve.lane@cushwake.com
07760 403 245

Alfie Passingham
alfie.passingham@cushwake.com
07825 721 030