



# PROLOGUE

WORKS



**PROLOGUE WORKS**  
25 Marsh Street, Bristol, BS1





**Prologue Works delivers  
a modern, sustainable  
workplace design and  
employee wellness at  
the heart of Bristol.**

With a brand new enlarged manned reception, new best in class cycle parking facilities with secure lockers, new showers, 1 gigabit internet availability, electric vehicle charging points and a contemporary facelift, we are evolving the new standard for a modern Bristol workspace.



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WORKS**







**Prologue Works will deliver an innovative office which will realign the workspace with the needs of modern occupiers.**

#### **SPECIFICATION**

The 8th floor is to be comprehensively refurbished and will offer the following:

- Market leading energy saving air conditioning
- New fresh air circulation
- Improved natural lighting
- New fully customisable LED light fittings
- Brand new male and female toilets with showers in each

#### **CONNECTIVITY**

Market leading internet connectivity with a pre-installed gigabit internet connection to the building allowing all occupiers super-fast gigabit internet supply.

#### **AMENITY**

Best in class building amenity has been designed to encourage and promote sustainable forms of transport:

- High specification secure bike parking and drying lockers with charging points for electric bikes
- CCTV and electric vehicle charging points in car park
- New automated car park security gates with dedicated access for pedestrians and cyclists
- Brand new manned reception and point of arrival at the building







Prologue Works is located at 25 Marsh Street off the junction of Colston Avenue, Prince Street and King Street, within a minutes walk of both Queen Square and Thunderbolt Square and 5 minutes walk of all the bars and restaurants at Harbourside and King Street.

Positioned just off several of the National Cycle Network routes, the building has excellent cycle connectivity to the wider Bristol area. Temple Meads station is within a 15 minute walk or 5 minute cycle.

Other occupiers in the immediate vicinity include Toshiba, Audiogum, Fujitsu, Strava, Huawei and Just Eat.

The accommodation is available on an effective full repairing and insuring lease. For further details on the lease, occupational costs or to organise a viewing please contact the marketing agents.

Energy Performance Certificate on refurbished floors will be C/B.



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