

95,000 SQ FT GRADE A OFFICE IN A PRIME CENTRAL BRISTOL LOCATION



AURORA

FR  
FINZELS REACH  
BRISTOL





# Introduction



**A landmark headquarter building within easy walking distance to Bristol Temple Meads, Cabot Circus and all city centre amenities, Aurora will boast a striking facade and offers an outstanding specification with typical floorplates of 15,000 sq ft.**

Designed to achieve a BREEAM Outstanding and LEED Gold Standard, Aurora will provide an inspiring working environment for employees and set a new benchmark for sustainable office development in Bristol.

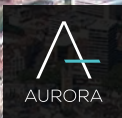
Aurora is available on a floor-by-floor basis with construction commencing in Q2 2016.





CGI





#### FINANCIAL/PROFESSIONAL

- 1 Barclays, BDO & NNB Generation
- 2 Allianz
- 3 MAPFRE
- 4 EY & Mercer
- 5 NFU Mutual & Mott MacDonald
- 6 Grant Thornton
- 7 DAS UK
- 8 RBS
- 9 Santander
- 10 Bank of Ireland
- 11 Deloitte
- 12 KPMG
- 13 DAC Beachcroft
- 14 PwC
- 15 Lloyds Banking Group

#### LEGAL

- 1 Clarke Willmott
- 2 TLT Solicitors
- 3 Thrings
- 4 Ashfords
- 5 Bevan Brittan
- 6 Bond Dickinson LLP
- 7 Osborne Clarke
- 8 Reynolds Porter Chamberlain & University of Law
- 9 Burges Salmon

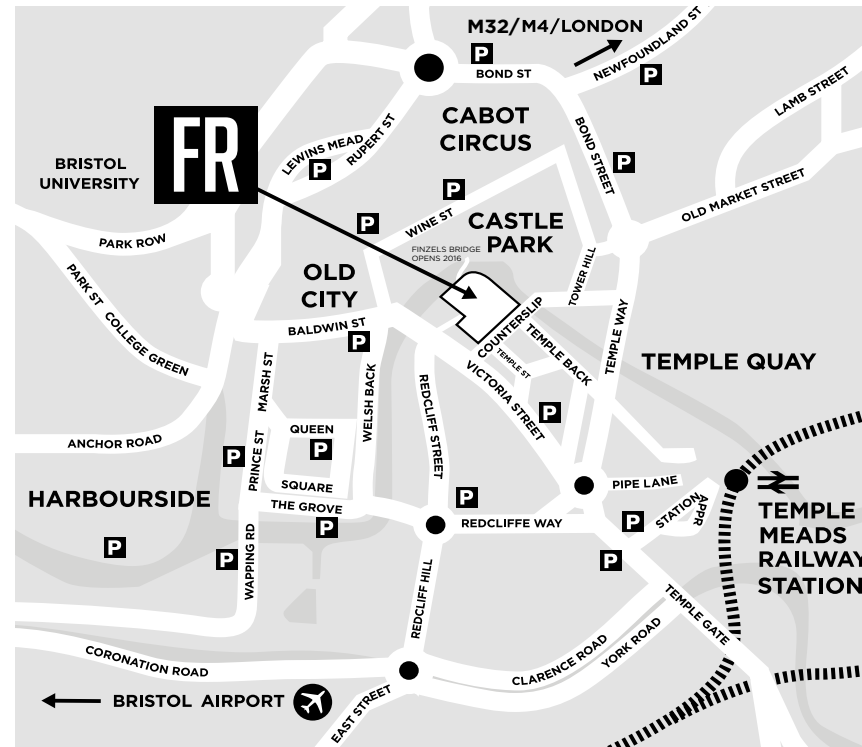
#### TMT

- 1 McCann Bristol
- 2 Heart FM
- 3 Oracle
- 4 The Real Adventure Co.
- 5 IOP Publishing
- 6 Immediate Media
- 7 IBM
- 8 TMP





# Connectivity



<b>Temple Meads Station</b>	12 mins
<b>Cabot Circus</b>	10 mins
<b>Bristol University</b>	18 mins
<b>Harbourside</b>	13 mins
<b>Bristol Ferry</b>	4 mins



<b>London</b>	120 miles
<b>Cardiff</b>	44 miles
<b>Birmingham</b>	88 miles
<b>Bristol Airport</b>	8 miles
<b>Heathrow Airport</b>	104 miles



<b>London Paddington*</b>	1 hr 44 mins
<b>Cardiff</b>	53 mins
<b>Birmingham</b>	1 hr 26 mins
<b>Exeter</b>	1 hr 17 mins
<b>Heathrow Airport</b>	2 hrs 18 mins

All times are approximate. Source: Google Maps August 2015.

\*It is anticipated that electrification of the Great Western route, due for completion in 2017, will reduce the journey by 20 minutes.

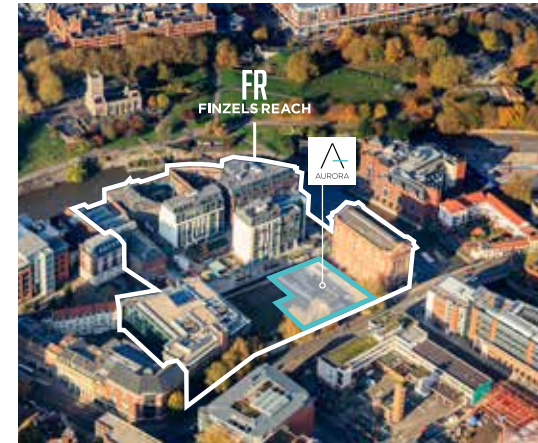


# Finzels Reach

**Finzels Reach is a mixed use development which will provide Grade A office accommodation totalling 240,000 sq ft, over 430 apartments and circa 40,000 sq ft of retail and leisure space.**

Construction of a 168 bedroom Premier Inn hotel and Finzels Bridge is underway with the bridge, linking the development to Castle Park, expected to open in Q3 2016 and the hotel in Q1 2017.

The development is perfectly placed to enjoy the artisan food stalls of St Nicholas Market and over 120 high street and designer stores within Cabot Circus shopping centre.







CGI: FINZELS BRIDGE



CGI: FINZELS REACH FROM CASTLE PARK



CGI: HAWKINS LANE







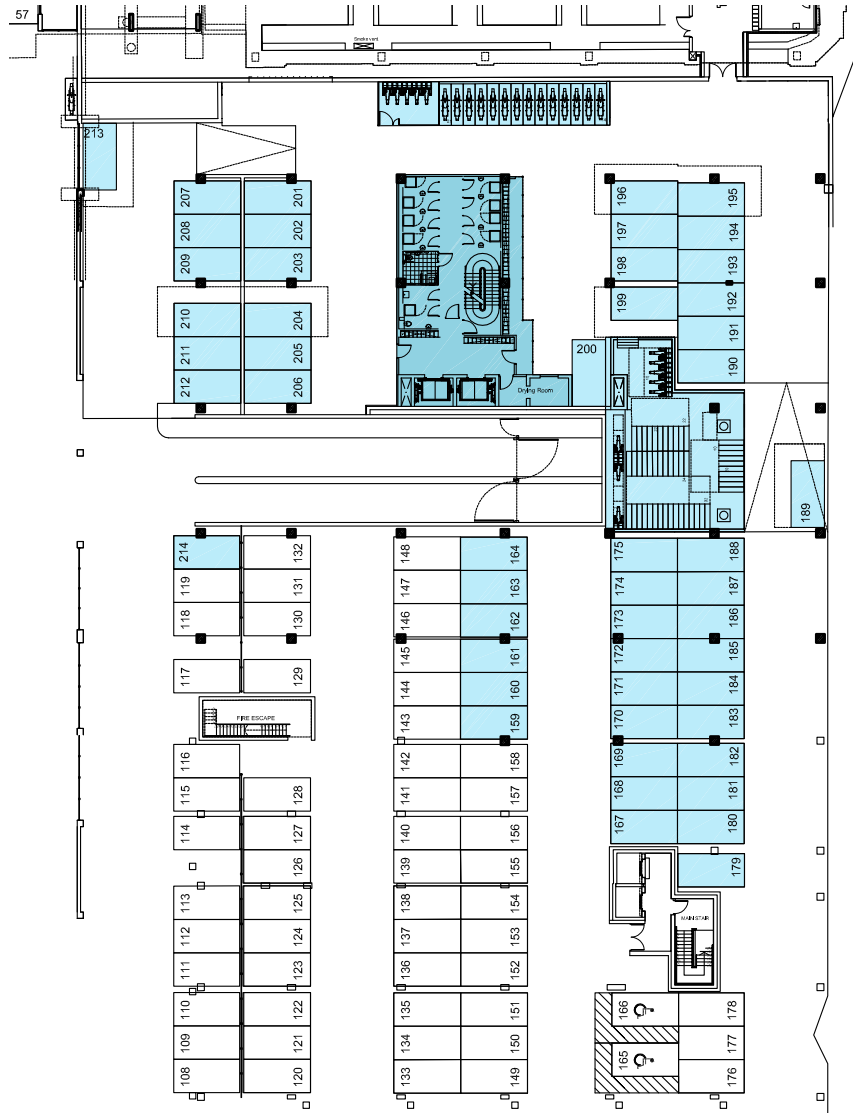


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# Floor Plans

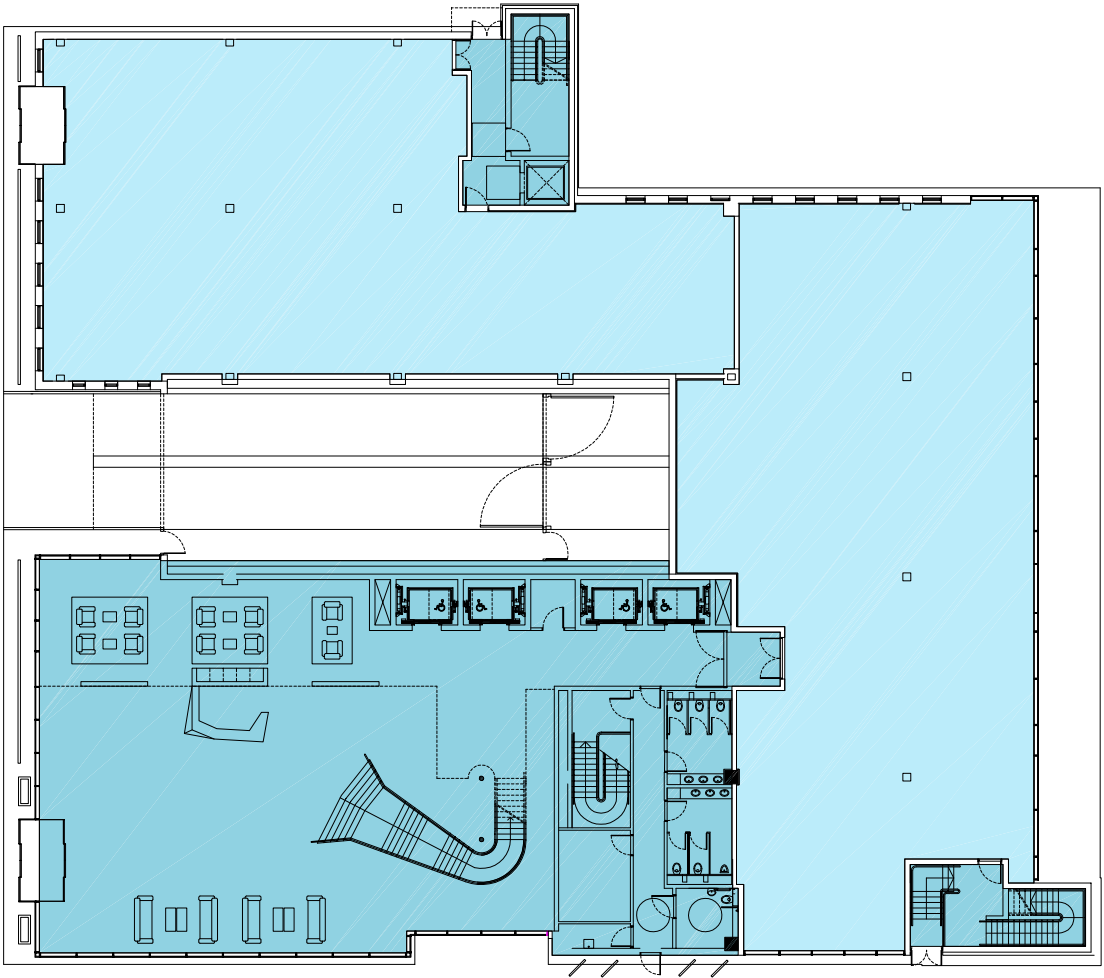
## BASEMENT LEVEL PLAN



FLOOR	NET LETTABLE AREA
<b>Basement Level</b>	<b>51 Car Parking Spaces</b>
Ground Floor Office	4,725 sq ft
Ground Floor Retail	3,929 sq ft
First Floor	13,326 sq ft
Second-Fourth Floor	15,522 sq ft
Fifth Floor	15,489 sq ft
Sixth Floor	11,496 sq ft
Roof Level	-
<b>TOTAL</b>	<b>95,531 sq ft</b>



# GROUND FLOOR PLAN

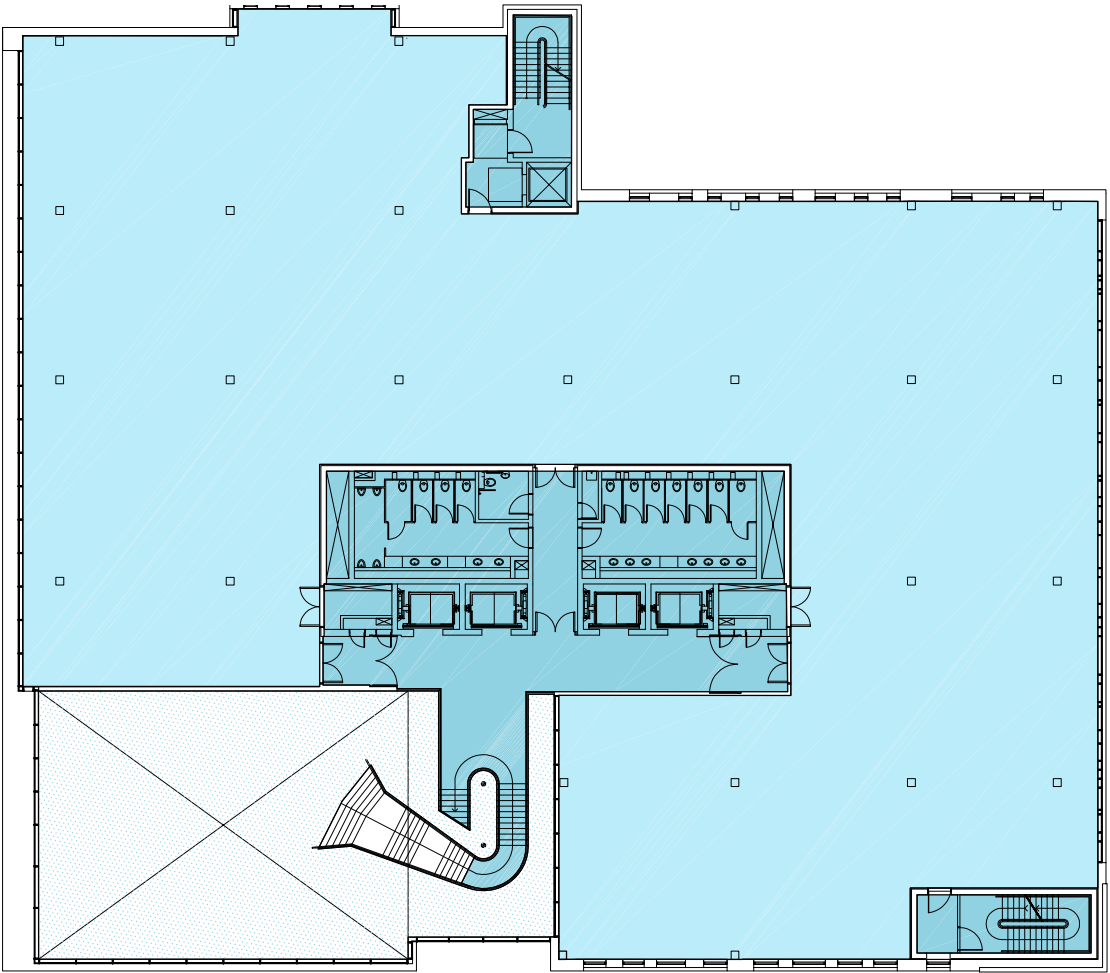


FLOOR	NET LETTABLE AREA
Basement Level	51 Car Parking Spaces
<b>Ground Floor Office*</b>	<b>4,725 sq ft</b>
<b>Ground Floor Retail</b>	<b>3,929 sq ft</b>
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Second-Fourth Floor	15,522 sq ft
Fifth Floor	15,489 sq ft
Sixth Floor	11,496 sq ft
Roof Level	-
<b>TOTAL</b>	<b>95,531 sq ft</b>

\* The ground floor can be delivered entirely as office space.



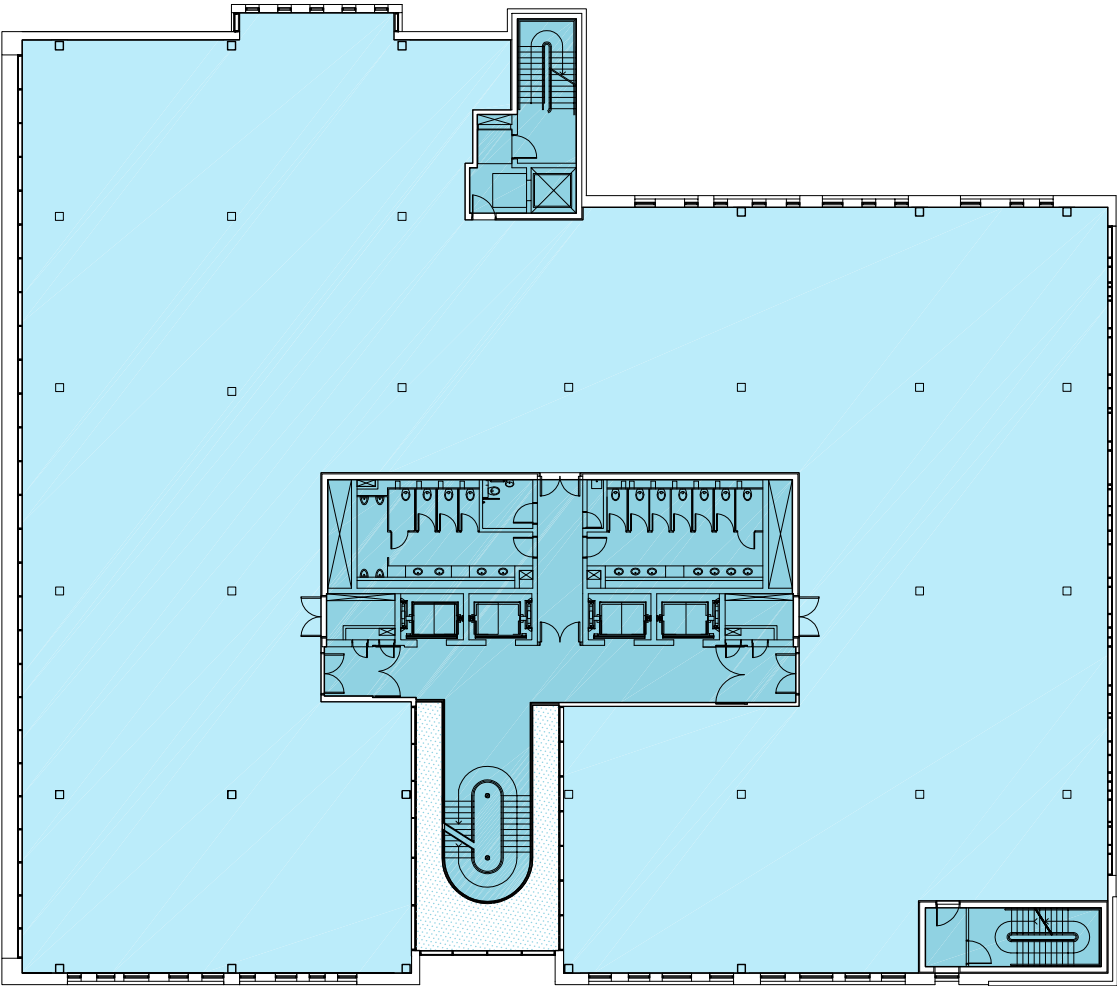
# FIRST FLOOR PLAN



FLOOR	NET LETTABLE AREA
Basement Level	51 Car Parking Spaces
Ground Floor Office	4,725 sq ft
Ground Floor Retail	3,929 sq ft
<b>First Floor</b>	<b>13,326 sq ft</b>
Second-Fourth Floor	15,522 sq ft
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Roof Level	-
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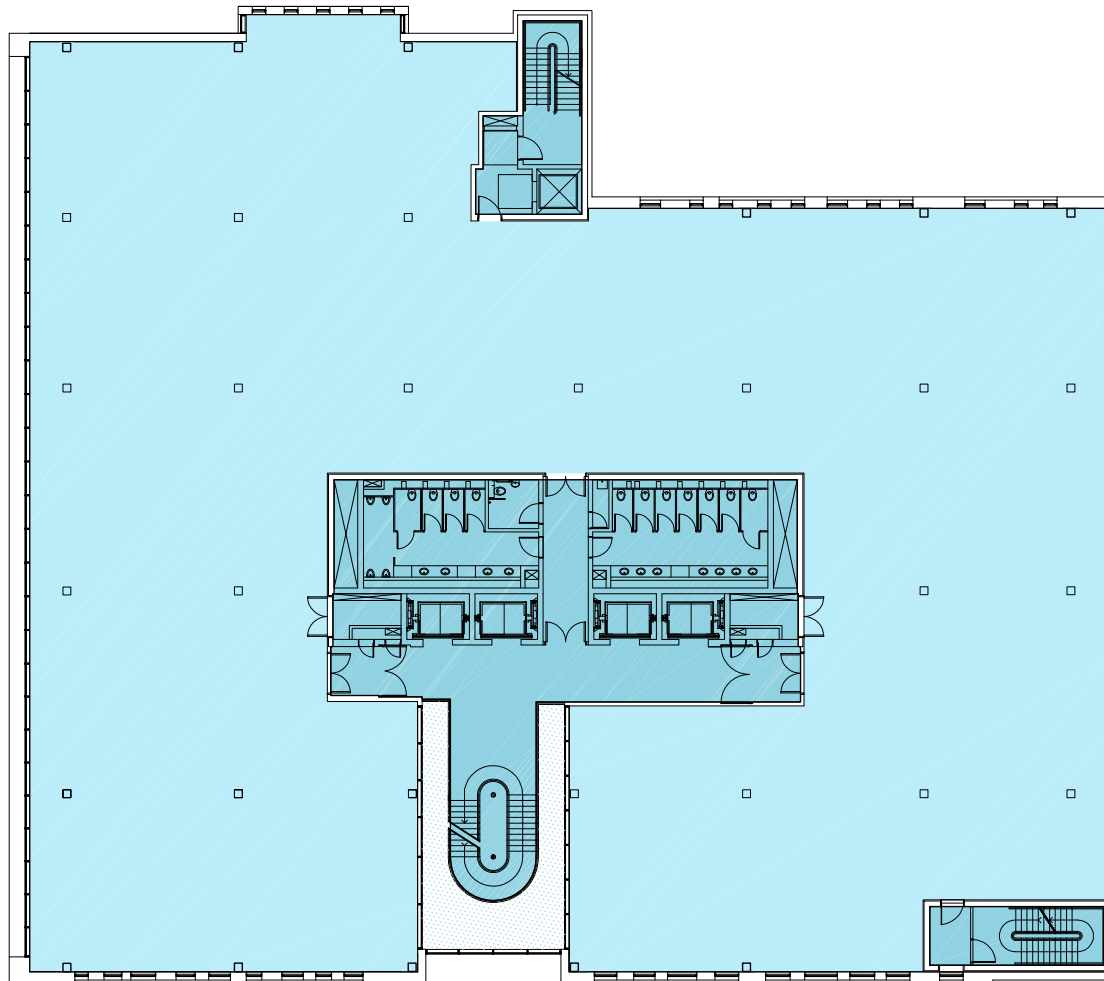
# SECOND-FOURTH FLOOR PLAN



FLOOR	NET LETTABLE AREA
Basement Level	51 Car Parking Spaces
Ground Floor Office	4,725 sq ft
Ground Floor Retail	3,929 sq ft
First Floor	13,326 sq ft
<b>Second-Fourth Floor</b>	<b>15,522 sq ft</b>
Fifth Floor	15,489 sq ft
Sixth Floor	11,496 sq ft
Roof Level	-
<b>TOTAL</b>	<b>95,531 sq ft</b>

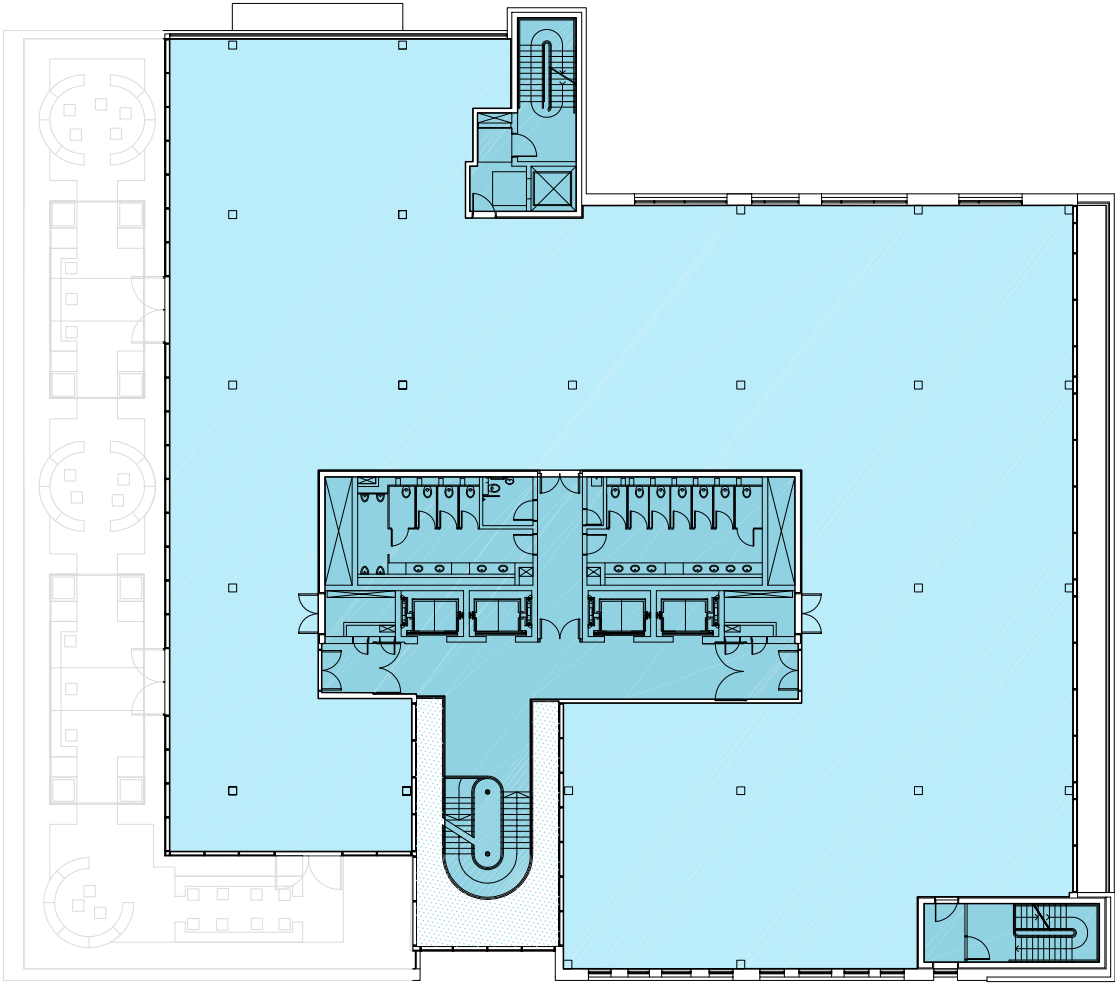


## FIFTH FLOOR PLAN



FLOOR	NET LETTABLE AREA
Basement Level	51 Car Parking Spaces
Ground Floor Office	4,725 sq ft
Ground Floor Retail	3,929 sq ft
First Floor	13,326 sq ft
Second-Fourth Floor	15,522 sq ft
<b>Fifth Floor</b>	<b>15,489 sq ft</b>
Sixth Floor	11,496 sq ft
Roof Level	-
<b>TOTAL</b>	<b>95,531 sq ft</b>

# SIXTH FLOOR PLAN



FLOOR	NET LETTABLE AREA
Basement Level	51 Car Parking Spaces
Ground Floor Office	4,725 sq ft
Ground Floor Retail	3,929 sq ft
First Floor	13,326 sq ft
Second-Fourth Floor	15,522 sq ft
Fifth Floor	15,489 sq ft
<b>Sixth Floor</b>	<b>11,496 sq ft</b>
Roof Level	-
<b>TOTAL</b>	<b>95,531 sq ft</b>





# Specification

ARRANGED OVER SEVEN FLOORS, INCORPORATING A ROOF TERRACE PLUS BASEMENT CAR PARK, THE BUILDING IS DESIGNED TO A BREEAM OUTSTANDING RATING AND A LEED GOLD STANDARD.

## DESIGN STANDARDS

- BREEAM 2014 Outstanding rating
- LEED Gold rating
- EPC Grade B rating
- Fully BCO Guide to Offices Specification 2014 compliant

## ENTRANCE

- Glass & aluminium curtain walling system
- Double height reception with power assisted entrance doors
- Porcelain tiled lobby floor (with recessed entrance mat) and walls
- Feature staircase to first floor and spectacular full height atrium
- Bespoke reception desk
- Four x 13 person passenger lifts
- Separate firefighters/goods lift

## FLOORPLATES

- Regular open-plan floorplates with provision for sub-letting
- Excellent natural daylighting
- 1500mm planning grid
- 150mm raised access floor
- 2700mm floor to ceiling height
- Acoustic metal tile suspended ceiling
- Flush, full height hardwood veneered doors to all office areas plus frameless glass doors to the lobby, all with satin stainless steel ironmongery
- 1:10 sq m general design density
- Luxury WC facilities

## SERVICES

- Robust and flexible 4-pipe fan coil air conditioning system
- Rooftop space for additional tenant plant
- Intelligent lighting system to comply with CIBSE LG7
- High specification building management system to manage plant & machinery performance
- Basement amenity block with 10 quality shower cubicles, 112 lockers and drying room
- Secure basement parking for 51 cars, 11 motorcycles and 112 cycle spaces plus 11 visitor cycle spaces and electric car charging points
- External feature lighting







# The Developer: Cubex

**A well-funded and experienced regional developer with a solid track record of project delivery.**



The three executive directors are Peter Walford, Gavin Bridge and Josh Roberts (L-R). Launched in 2004, the well-respected company has acquired, developed and successfully completed a wide range of commercial and residential projects across the South West of England and South Wales with a value in excess of £400 million. The directors place particular emphasis on the quality of their investment and development decisions and rigorous management of the design, planning and build process.





## Contact Details

### DEVELOPER



#### **Gavin Bridge**

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### JOINT LETTING AGENTS



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