

Programme

**120,000 sq ft of
modernised, open-plan
workspaces in central
Bristol available from
Q3 2017**



OFFICES

120,000 SQ FT MODERNISED
OPEN-PLAN WORKSPACES

RECEPTION & COFFEE SHOP

NEW RE-IMAGINED RECEPTION
ENVIRONMENT

RETAIL

EXISTING INDEPENDENT
RETAILERS INCLUDING
BIKE SHOP / CAFE / BAR

PODIUM

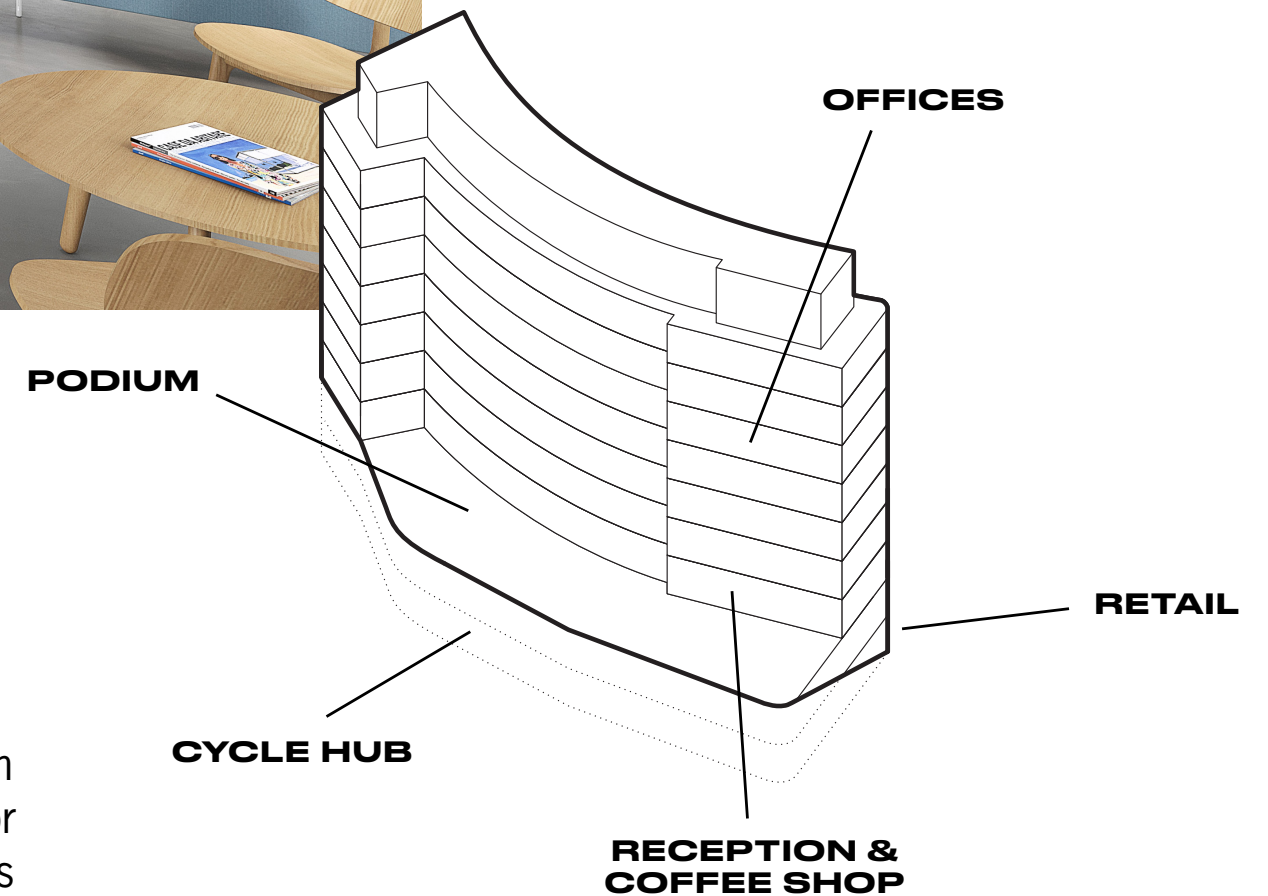
NEWLY LANDSCAPED URBAN
PARK AND SEATING AREA

CYCLE HUB

NEW CYCLE PARKING WITH
SHOWER AND CHANGING
FACILITIES



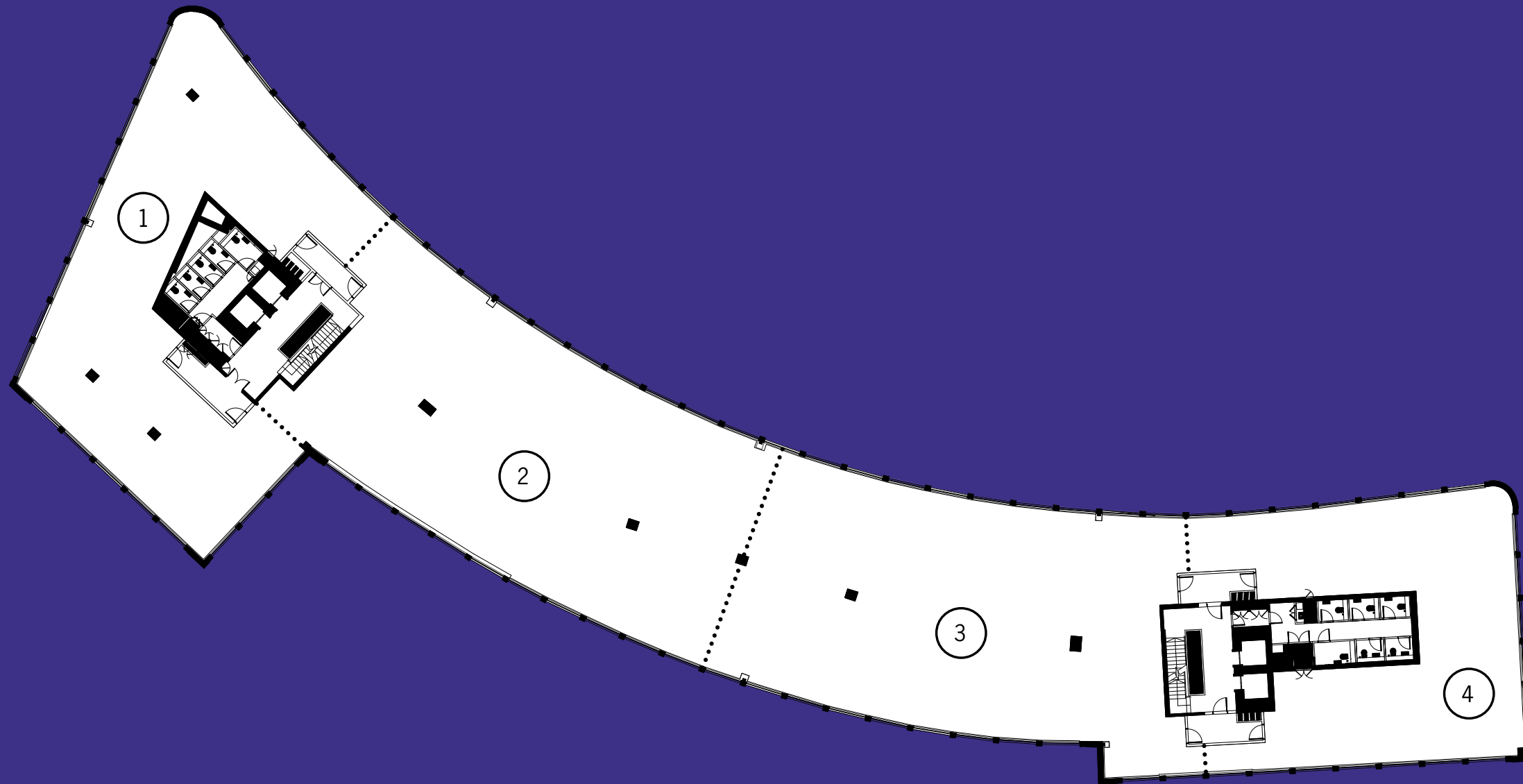
- LED lighting
- Perimeter radiators
- New double-glazed period windows
- Concrete resin flooring
- Refurbished WCs and lobbies
- Air conditioning on floors 6,7 & 8
- Bike parking for 150 cycles
- Cycle hub with changing facilities
- Parking ratio of 1:2000 sq ft



Programme establishes a new facility for the culture and commerce of Bristol. A full schedule of modernisation remains sympathetic to the original architectural scheme, providing typical floor plates of around 16,500 sq ft. Offices will be made available on a phased basis.

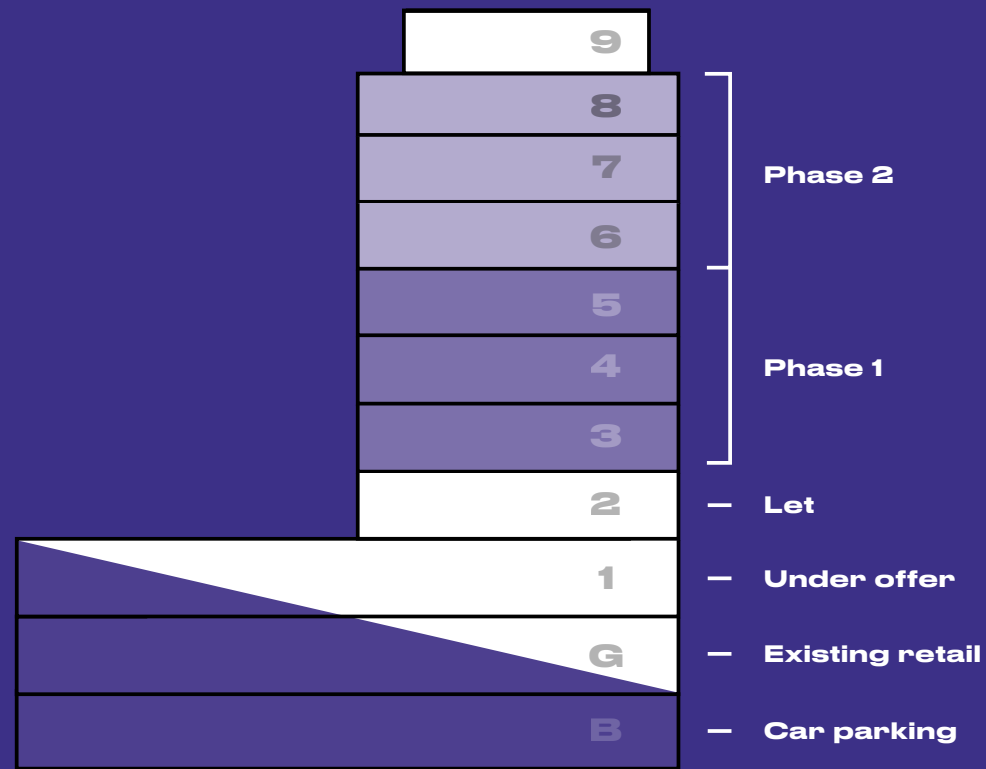
Phase 1 offices featuring renovations to the third, fourth and fifth floors are available from Q3 2017, alongside a brand new reception and coffee shop on floor two and a cycle hub at ground floor level. Phase 2 works include renovations to floors six, seven and eight, which are scheduled for completion Q4 2018.

TYPICAL FLOORPLAN



FULL FLOOR	16,450 SQ FT	1,530 SQ M
UNIT 1	4,050 SQ FT	380 SQ M
UNIT 2	4,800 SQ FT	445 SQ M
UNIT 3	4,800 SQ FT	445 SQ M
UNIT 4	2,800 SQ FT	260 SQ M

AVAILABILITY



FLOOR 8	16,250	SQ FT	1,510	SQ M	PHASE 2 AVAILABLE Q4 2018
FLOOR 7	16,450	SQ FT	1,530	SQ M	
FLOOR 6	16,450	SQ FT	1,530	SQ M	
FLOOR 5	16,450	SQ FT	1,530	SQ M	PHASE 1 AVAILABLE Q3 2017
FLOOR 4	16,450	SQ FT	1,530	SQ M	
FLOOR 3	16,400	SQ FT	1,530	SQ M	
FLOOR 2	13,500	SQ FT	1,250	SQ M	LET
FLOOR 1	8700	SQ FT	810	SQ M	UNDER OFFER

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