Programme
Mixing innovation, business and media, Programme establishes a new facility for culture and commerce at the heart of Bristol.
A full rejuvenation of this iconic modernist building creates 110,000 sq ft of open-plan workspaces to reflect the needs of the modern work environment.
Bristol's rich culture, community spirit, open-mindedness and propensity for creative technology have created fertile ground for a wealth of start-ups. The scale of the city as well as its proximity to London means Bristol is regularly voted the best place to live in the UK, as well as Britain's most environmentally sustainable city. A sense of pride and collectivity sees graduates making up an above-average 46% of the city's working-age population, giving Bristol one of the highest student retention rates in the country. This is enhanced by the University of Bristol's leading collaborations with technology and infrastructure projects such as Open Bristol and Bristol Temple Quarter Enterprise Zone. The new Bristol Arena and the electrification of the mainline rail services into the city complement the drive for leading city status both in Britain and worldwide.

Bristol is staking its claim as a burgeoning tech hub for the twenty-first century, with the growth of its independent businesses and by playing host to the Virtual Reality World Congress in 2017.

Collaboration across the city is key, giving rise to Bristol's lauded art and music scenes: from Massive Attack and Banksy, to the world-class contemporary art institutions Arnolfini and Spike Island.

Evolving Industry

BRISTOL CREATIVE CITY

Green Connections
Winner of the 2015 European Green Capital Award, Bristol is internationally recognised as leading the way in environmentally friendly urban living, acting as a role model to inspire other cities.

Art & Music
Collaboration across the city is key, giving rise to Bristol's lauded art and music scenes: from Massive Attack and Banksy, to the world-class contemporary art institutions Arnolfini and Spike Island.

Home Grown
Bristol's local spirit rings through its independent restaurants, bars and shops – from Pata Negra's relaxed tapas, to innovative fine dining at Box-E and vintage hunting at Rag & Bone.
Centrally located, Programme allows for quick and easy access to the Old City, Cabot Circus and the Bristol Waterfront. The new Temple Quarter development and the city’s Temple Meads station is a fifteen-minute walk from the property.

**Food & Drink**

1. Pata Negra
2. Box-E
3. Bordeaux Quay
4. Graze
5. Adelina Yard
6. Hart’s Bakery
7. Hippodrome
8. Colston Hall
9. Arnolfini
10. Spike Island
11. Cube Microplex
12. Bristol Museum

**Innovation**

13. Engine Shed
14. University of Bristol
15. At-Bristol
16. Strava
17. Xmos
18. Gresham Innovation Labs
19. Rag & Bone
20. The Bristol Cheesemonger
21. Betties & Baldwins
22. Wanted Records
23. Harvey Nichols
24. Carhartt WIP
Programme provides office space across eight floors, with typical floor plates of around 16,500 sq ft. Availability is presented on a phased basis, with Phase 1 comprising full renovations to the third, fourth and fifth floors, due for completion Q3 2017. Phase 2 works will see renovations to the sixth, seventh and eighth floors, and are scheduled for completion in Q4 2018. With the office and common areas receiving a full modernisation, the design for the main entrance on the second floor has been re-imagined to integrate a brand new open-plan reception and coffee shop. Externally, the podium area adjacent to the main entrance will form an exciting newly landscaped space for the building, with the ground floor retail units receiving renovated facades. All Saints' Street gives access to a new cycle hub featuring secure cycle parking and shower facilities.
Programme provides stylish open-plan workspaces with generous natural lighting, offering panoramic views across the city centre. The redevelopment scheme embraces the original architectural qualities of the building, enhancing the dramatic curve that characterises each of the eight floors. Floor-to-ceiling heights are 2.8 m throughout, with each level featuring exposed services and white-painted decoration. The schedule of modernisation includes new LED lighting, air conditioning on floors six, seven and eight, perimeter radiator heating, concrete resin flooring and a sympathetic replacement of the existing glazing to improve the building’s thermal performance. The high standard of design and materials creates flexible and sociable work environments of around 16,500 sq ft per floor. Each floor can be split to accommodate between one and four separate units of 2,800 – 4,800 sq ft, ideally suited to young entrepreneurial companies.

**Lift Cores**
Updated lift cores and revitalised circulation spaces provide a cohesive refresh of both tenant and communal environments.

**Office Features**
Specifications include exposed metal service trunking and suspended linear LED lighting, air conditioning on floors six, seven and eight and self-contained unisex toilets and wash rooms on each floor.
The design scheme at Programme brings new life to the building’s mid-century architectural heritage by introducing a range of contemporary materials and specifications, including copper piping, metro tiling in the WCs and concrete resin flooring and metal-framed windows throughout all office spaces. Other features introduced to improve sustainability include an energy-efficient heat pump system to recover and reuse waste heat from the building, and daylight-compensation controlled LED lighting that automatically responds to daylight levels – reducing artificial lighting and increasing energy efficiency. The building’s modern management system provides full energy metering to ensure energy use in the building can be effectively managed and controlled around the clock.
Not to scale. All floor areas and plans are subject to verification upon completion of building works.
TMT MAX PACK

MULTI TENANT OCCUPIER

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**Desk Space**
- 150 open-plan desks

**Typical NIA**
- 16,450 sq ft

**Seating Ratio**
- 1:10

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**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

**Total**
- 16,450 sq ft
- 1,530 sq m

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Not to scale. All floor areas and plans are subject to verification upon completion of building works.
Main Entrance
The existing modernist facade has been renovated to match the original colour scheme and fenestration of the building and sees the introduction of a new open-glazed entrance area and reception.

Coffee Shop
The new coffee shop provides a communal meeting space for both visitors and tenants.

A key feature at Programme is the brand new entrance and reception area, comprising an integrated reception and coffee shop environment. This re-imagined space opens up the main podium-level entrance, making full use of natural daylight to create an inviting and welcoming experience for visitors and tenants. Wrapping around the eastern core of the building from reception, the coffee shop uses full-length service areas, polished concrete floors and suspended lighting to create a unique break-out environment for relaxing and informal client meetings. Extensive exterior landscaping at podium level continues the overall revitalisation of the common areas to create a new urban green space with outdoor seating directly accessible from the coffee shop.
Along All Saints’ Street, the retail facades on the ground floor of Programme will be refurbished to create a unified design scheme, enhancing both the building’s appearance and its practical way-finding for tenants and the general public. The provision of a brand new cycle hub with direct street-level access encourages sustainable travel to and from the building by offering 150 secure cycle parking spaces alongside full shower and changing facilities. Reclaiming the old parking spaces around the building’s main entrance, a new podium environment has been landscaped to create a unique ‘urban park’, with informal outdoor seating, planting and a games area, to revitalise the communal amenities.

**Cycle Hub**
Approximately 150 secure cycle parking spaces, with shower cubicles, wash facilities, lockers, a drying room and bench seating.
Resolution Property

Bringing together experience from architecture, real estate investment and international property development, Resolution is a close-knit team who identify properties that offer opportunities to be repositioned as prime assets through a programme of active management.

DEVELOPMENT TEAM

Developer
Resolution Property

Architect
BuckleyGrayYeoman

Project Manager
Propitas

Structural Engineer
Hydrock

Development Manager
Astridge

M+E Consultants
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