

ASSEMBLY
BRISTOL



MADE FOR
THE CITY



ASSEMBLY
BRISTOL

Welcome to Assembly Bristol. A flexible and smart workplace in the heart of Bristol. With options available from 30,000 sq ft to 320,000 sq ft of thoughtfully designed space, Assembly is ideally situated in the city's Temple Quarter Enterprise Zone, one of the largest and most exciting urban regeneration schemes in the UK.

Designed and conceived as a development combining unique character with a wealth of amenities, Assembly is a new destination for Bristol. Its waterfront setting and landscaped areas will provide a major new public space for the city. Perfectly placed for transport, leisure and retail, the development is just a short walk from Temple Meads Station, Cabot Circus and the thriving Harbourside area.

Both environmentally efficient and accredited to the WELL standard for staff wellbeing, the buildings feature high ceilings, abundant natural light, openable windows, integrated staircases and external terraces. The first phase of the new workspace can be delivered for fitting out before the end of 2020 .

AXA and Bell Hammer have a wealth of experience of working with businesses to provide their headquarters and workspaces. We hope that this document clearly reveals how Assembly Bristol provides an impressive hub in this dynamic and vibrant city.

SECTION 01

A NEW DESTINATION

001

CREATING A PLACE

An impressive waterfront development in the heart of the city, Assembly Bristol offers a range of unique spaces and a mix of uses across its 1.52 acre site. Designed to appeal to a diverse range of occupiers, the development's flexible design and occupier-led scheme will create a community-based workplace in a connected urban district. It's made for Bristol, and made for business.

DESIGN FEATURES

- Up to 320,000 sq ft of offices and retail space across a range of buildings.
- Flexible design, with opportunity for phased delivery/occupation.
- Extensive public realm on the Floating Harbour.
- Large and efficient office floor plates.
- Building A: space available from 9,000 up to typical floors of 22,740.
- Rooftop gardens, landscaping and amenity spaces.
- Excellent links with the city, riverside walkway and potential for harbour walkway.
- Gym standard shower and locker room facilities.
- A range of other uses such as cafés and restaurants.
- Designed to promote a sense of wellbeing and provide excellent engagement between occupier and the buildings.



PERFECTLY LOCATED

With its commanding position overlooking the city's Floating Harbour, Assembly Bristol sits within the Bristol Temple Quarter Enterprise Zone, one of the largest urban regeneration areas in the UK. The site is adjacent to Temple Way and a short walk from Cabot Circus, the city centre's main shopping area.

Excellent transport links include Temple Meads Station less than a 5 minute walk away, with regular trains to London and the rest of the UK. The site is well served by various bus routes, including a new Metrobus stop on Temple Way, due to come into operation this year. And with Bristol being the UK's first 'cycle city', major provision has been made for cyclists within the design of the development.

BRISTOL TEMPLE QUARTER ENTERPRISE ZONE

The Enterprise Zone promises to dramatically transform the area, with Bristol University's new £300m Campus, a new 12,000 seat arena, and a five-star hotel and conference centre all set to complete within the next five years.



MADE FOR
BRISTOL

CHARACTER & AMENITY

Assembly Bristol offers a total of 320,000 sq ft across a variety of flexible commercial floorplates ranging from 4,500 sq ft to 22,740 sq ft. The ground floor will feature flexible units providing opportunities for restaurants and retail, maximising the development's riverside location.

The plan connects the buildings to the character and context of the site, integrating it into the city. Public realm is at the heart of Assembly, with spectacular new public spaces and extensive waterside spaces. And with stunning rooftop gardens and a mix of indoor and outdoor amenities, the development promises to deliver a thriving workplace with an emphasis on staff wellbeing.



EXTERNAL TERRACES

The external terraces will make the most of the waterside location and provide panoramic views of the city. They will also serve as breakout spaces.



ON-SITE AMENITIES

From restaurants to cafés, a wide variety of amenities will be integrated into the fabric of Assembly.



RECONNECTING THE CITY

Assembly will promote Cheese Lane as a key pedestrian and cyclist thoroughfare through the site.



WATERSIDE PONTOON

The development will include a planted and vibrant floating harbour walkway that leads to Temple Way and on to Temple Meads Station.



LANDSCAPED PUBLIC REALM

The Jinny Blom designed public realm will provide a spectacular new waterside space, and a new destination for Bristol.



ROOFTOP SPACES

Assembly's green rooftop spaces will be the cherry on the cake, providing stunning views across the city.

BUILDING A
UP TO 200,000 SQ FT

BUILDING B
25,000 SQ FT

BUILDING C
85,000 SQ FT



MADE FOR
THE CITY

BUILDING DESIGN

Designed with the future in mind, Assembly's buildings offer excellent flexibility, allowing for evolution over time, and class leading connectivity. Throughout the design process, sustainability has been a crucial consideration, and Assembly's impeccable green credentials promise more efficient running costs for occupiers.

SUSTAINABILITY

Assembly's sustainability strategy complements smart systems with passive design measures, limiting dependency on 'add-on' solutions, and maximising user comfort and control whilst minimising energy use and running costs. For instance, on-floor controls will link the opening windows to the perimeter system, and the rooftop will feature photovoltaic panels to reduce energy consumption.

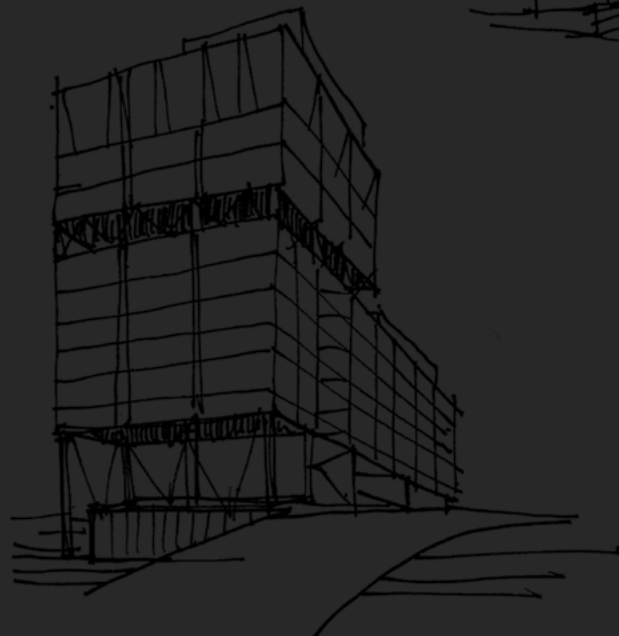
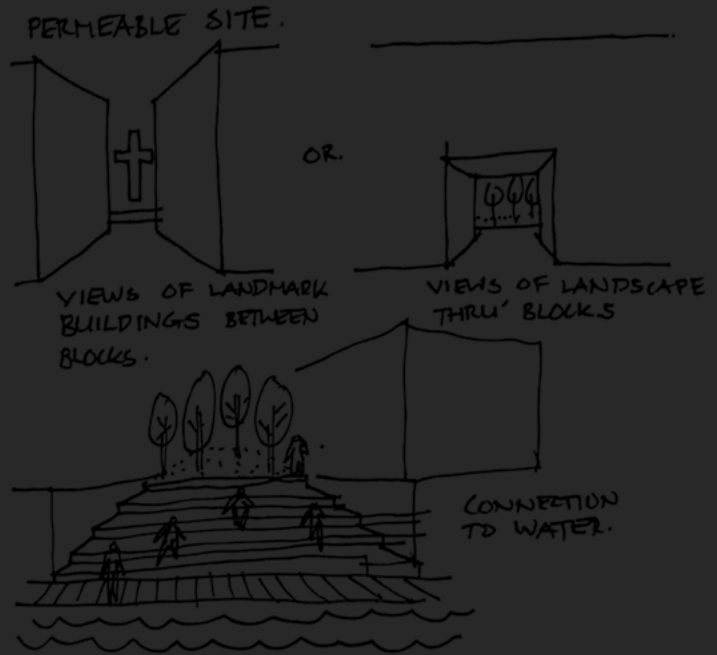
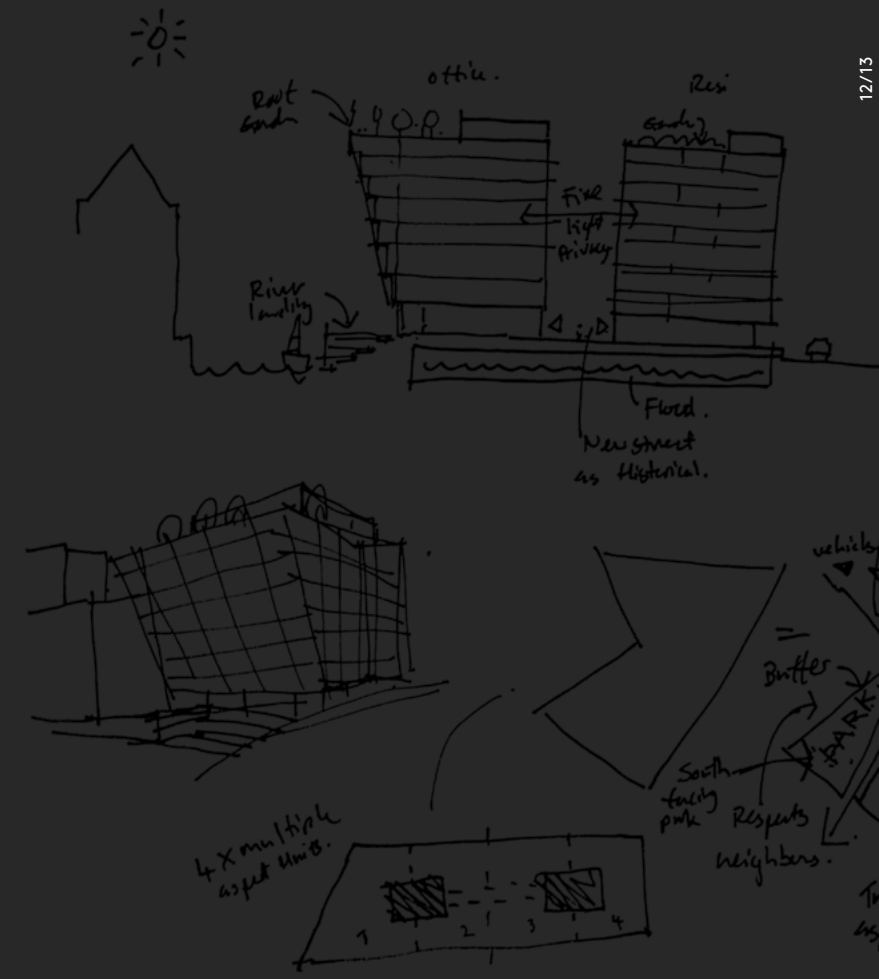
- Sustainability, energy efficiency, sociability and accessibility are ingrained within the spirit of the development's design.
- BREEAM Excellent
- EPC B

CONNECTIVITY

Officially one of the UK's smartest cities, Bristol is at the forefront of the digital revolution. Assembly Bristol offers a wealth of connectivity to the site, with numerous internet service providers. We aim to achieve 'Gold' Wired Certification as a minimum, with available speeds and bandwidth ranging from 300 MB/s up to 10 GB/s.



- Value - Office v. Resi v position on the river + to the sun.
- Raised GF?
- Basement / LG Parking
- Can plant go here ↑ or does it need to be higher.
- Flood zone extends on site? full or part?
- height + massing
- neighbors windows.
- key views / landmarks.
- Public route thru' site + to river?
- Where should the front door be - v. access to Temple meads.
- Car approach? vehicle turning?
- Give something back to the city v. homeless issues.
- Exty. riverside ped. routes?



MAD FOR THE FUTURE

WELLBEING & PRODUCTIVITY

A healthy and happy working environment is crucial to your employees' wellbeing and has a significant impact on business productivity. Assembly includes several features aimed at improving occupant wellbeing. For instance, the spacious floorplate includes generously proportioned windows with large opening sections, to create a working environment with plenty of natural daylight and fresh air.

In addition, the breakout spaces and external terraces will help to boost collaboration, while the open staircases will be defining features within the buildings, creating a bright and spacious feel.



Right
A break-out space
Google, 6 Pancras
Square. AHMM

Left
Rooftop amenity
at the London office
of AHMM



MADE FOR
THE PEOPLE

IDEAL FOR EXERCISE

Bristol has already made a name for itself as a cycling city and with easy access from Cheese Lane you may choose to commute by bike.

Cyclists, runners, walkers are all well catered for at Assembly Bristol, thanks to lockers, changing rooms, a drying/airing stations, maintenance areas and 258 secure cycle storage spaces.

Assembly Bristol also offers a Brompton hire scheme and lockers with fold up bicycles ready to go.



[01]



[04]



[02]



[03]



[05]

- 01. Locker facilities
- 02. Caption
- 03. Bike maintenance area
- 04. Cycle storage
- 05. Cycle storage

SECTION 02

THE BUILDINGS





ASSEMBLY SOUTH ELEVATION



ASSEMBLY EAST ELEVATION



THOROUGHFARE THROUGH THE SITE



BUILDING A: MAIN ENTRANCE



BUILDING A: RECEPTION





BUILDING A: WEST ELEVATION



BUILDING C: NORTH ELEVATION

SECTION 03

THE LOCATION

035



Image
An historic barge turned craft beer pub, the Grain Barge

LIFE BY THE WATERSIDE

Whether it's great food, the great outdoors, architecture or visual art, shopping or simply strolling on a lunch break or after work, take your time to explore the city on foot and you will find your own favourite spaces and places.

Kate Gordon

There are many reasons that Bristol has twice been voted the best place to live in the UK in the past four years, most recently in March 2017 by the Sunday Times. In the words of the Times it is, "...the obvious choice in so many ways: a small city that feels like a big city, handily placed for seaside and scenery, but hardly cut off from the rest of the country." It provides a wealth of employment in the media, tech, financial, aerospace and defence sectors, amongst others; enjoys a vibrant and thriving food and drink scene; and offers cultural experiences and excursions that range from contemporary art to art

history, cinema, literature and comedy, as well as the musical and theatrical. It is Bristol's creativity, unorthodoxy, defiant spirit and even its diminishing brutalist buildings that prevent it from sliding into self-satisfied complacency. As well as being world famous for bridges, boats, bikes, balloons, Brunel and Banksy, Bristol is a champion of all things local and independent. Here is an introduction to a few of its hidden gems, quirky corners and lesser-known hotspots, but be warned, nothing good stays secret in Bristol for long.

Image
The Bristol branch of
Harvey Nichols at
27 Philadelphia Street



SHOPPING

Just to the north of Assembly Bristol is Bristol's newest shopping district, Cabot Circus. Alongside the high street brands, it also features some independent outlets including Harvey Nichols and Foyles Bookshop, one of only two located outside London. Uniquely designed and spread over multiple levels, Cabot Circus' size and layout – as well as its many shops, coffee houses and eateries – are designed to dazzle. Housed under an arching glass roof for a weatherproof indoor-outdoor shopping experience, it provides the perfect hit of retail therapy.

For something less costly then head towards the city centre oasis that is Castle Park. Completed in 1978, this popular park stands on the site of what was once Bristol's main shopping area, until it was destroyed in the Bristol Blitz during World War II. Next to the ruins of St Peter's Church are a sensory herb and Peace garden with five silver birch trees that are a memorial to the D-Day beach landings, as well as the remains of the 11th century Bristol Castle. Today Castle Park remains consistently popular as a place for meeting, eating, strolling or just simply passing time.

Image
Small St. Espresso has been
serving exceptional coffee in
Bristol's Old City since 2012



THE INDEPENDENT BEATING HEART

Over the road from Castle Park is St Nick's Market, home to Bristol's largest collection of independent traders. The Covered Market and Glass Arcade offer a rabbit warren of undercover wooden stalls with authentic street food, fashion from all eras, designer makers, vintage vinyl, confectionary and more. On Wednesdays and Fridays there are food markets selling local produce and street food, whilst on Fridays and Saturdays, the Nail Market's stalls sell original artworks, handcrafted jewellery and vintage clothing. For a good coffee, then look up Small Street Espresso, which has locally brewed coffee and guest roasters along with superb sourdough sandwiches, or for an upmarket dinner, The Ox has superb steak and decadent cocktails.

From St Nick's head towards the river and south along the Welsh Back, named after the cargoes of Welsh slate and coal that were delivered here by boats during Bristol's trading days. It is now home to The Apple, a cider pub on a moored boat, as well as an extensive list of restaurants, bars and coffee houses that includes urban pub and microbrewery King Street Brew House; modern European restaurant Adelina Yard, run by two accomplished former London chefs; Three Brothers Burgers for communal eating and craft beer; contemporary coffee house and kitchen Spicer and Cole; Club Haus, which offers healthy food and ping pong; as well as long-standing favourite The Old Duke, which hosts traditional live blues and jazz on a regular basis.



Image
St. Nick's Market, home to Bristol's largest
collection of independent traders



Image
Boats at Hannover Quay

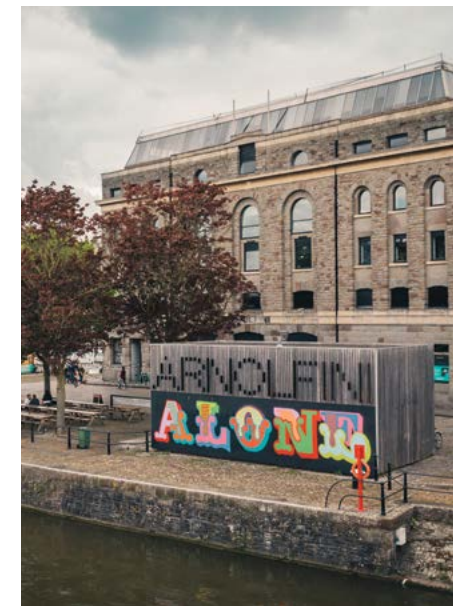


**HARBOURSIDE
HAVEN**

From the heart of the historic city centre, a short walk across the grand Regency-period Queen Square is 17th century King Street, home to the Bristol Old Vic theatre company, established in 1946 as an offshoot of London's Old Vic, with a stunning Georgian auditorium. Refurbishment of the building is continuing through to 2018, combining historic and new architecture. Not far away is international arts centre and gallery, the Arnolfini, which has an extensive programme of contemporary art exhibitions, performances, film and dance events, book reading, talks and more. The area around the Arnolfini is also popular for post-work drinks in the evening summer sun, and it is frequently overrun by like-minded individuals perched on the dockside, legs dangling precariously over the water with drink in hand.

“Whatever your chosen tittle, favourite food, cultural leaning or retail requirements, we believe Bristol has something to offer everyone”

Pedestrian footbridge Pero's Bridge, with its distinctive horn-shaped counterweight sculptures, connects the Arnolfini and Queen Square to the other half of the Harbourside, home to the At-Bristol science museum (great for small and large kids alike), Millennium Square and the amphitheatre. Throughout the summer, the Harbourside area hosts a festival, gig or event almost every weekend – from German bierfests to the latest musical offerings; nature, comedy and Thai festivals; Pride; Grillstock and the long-running and ever popular Harbour Fest. The Visit Bristol website is a good source of information on the latest live events taking place across the city: www.visitbristol.co.uk



Main image
Bristol Harbour

Top
A production of Jane Eyre at the Bristol Old Vic

Middle
Pero's Bridge

Bottom Left
Fireworks at Bristol Harbour Festival

Bottom Right
Arnolfini international arts centre and gallery



Image
Balloons take off at Bristol Harbour Festival

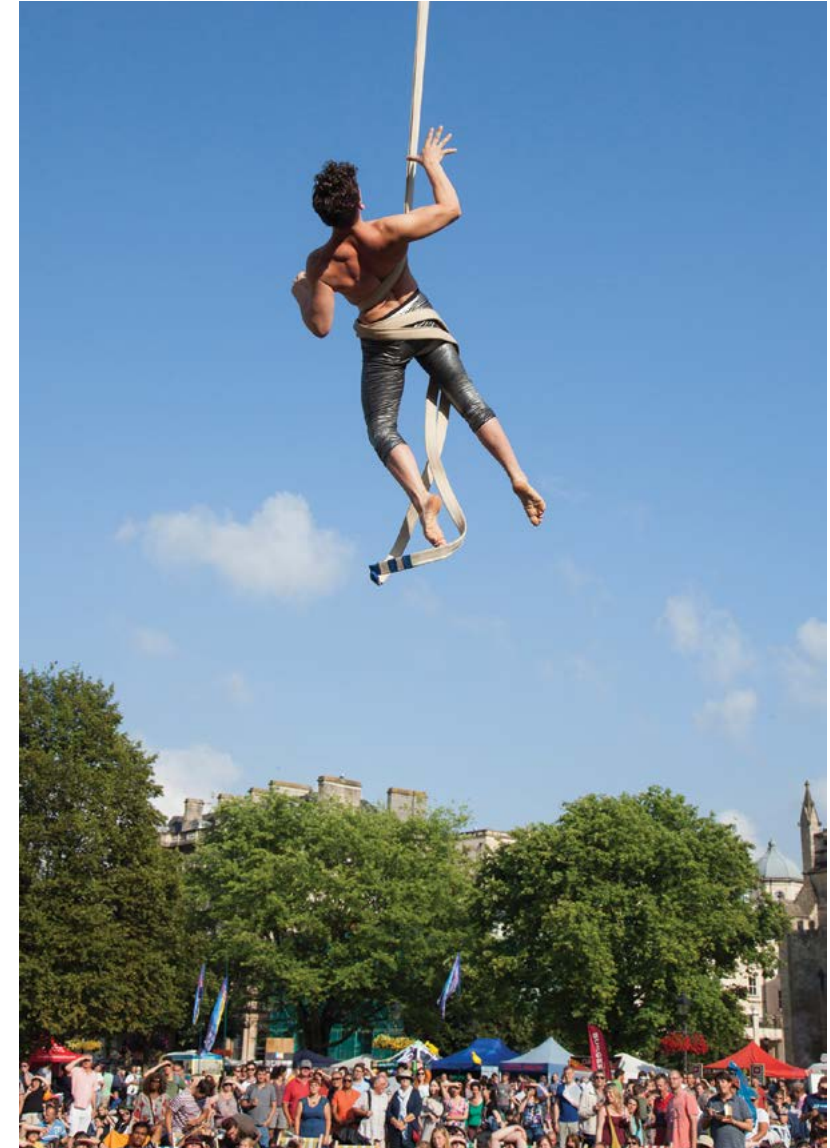


Image
Acrobatic performer at Bristol Harbour Festival



Image
Live music at Old
Market Assembly



Image
Clifton Suspension Bridge

THE OLD MARKET

From Temple Meads it's a short walk over Valentine Bridge to Old Market, one of the most historic parts of the city. It was one of the first areas to be built around the castle, and today it is a thriving and quirky shopping area with some outstanding independent eateries, including restaurant, café and live music venue Old Market Assembly; Caribbean vegan and vegetarian restaurant Fi Real; and Bagelicious, which offers 20 different types of freshly prepared and filled bagels.

Known for its LGBT-friendly shops, pubs, bars, Old Market is also a good source of vintage fashion, antiques and furniture shops, as well as specialist climbing and motorcycle stores. If gin is your thing, try Dutch, Bristol's first speciality gin bar and restaurant located in one of Old Market's most historic buildings.

“A thriving and quirky shopping area with some outstanding independent eateries”

EXPLORING FURTHER

Bristol, whilst not huge, has more to offer by exploring further on foot, bike or bus. Halfway up steep Park Street (also good for independent eating and shopping), Brandon Hill has incredible views over the city; whilst to the north-east, upmarket Clifton Village, has boutique shops, the Clifton Observatory, Bristol Zoo Gardens, the Victorian-era Clifton Arcade and of course, Bristol's most famous bridge (out of a grand total of 43), Clifton Suspension Bridge.

South of the city centre is North Street and Southville, the hip up-and-coming area where independents of all kinds are currently thriving and house prices are eye-watering. It's home to Upfest, Europe's largest free street art festival, held every July. Stroll the streets to see the creations of last year's artists or join a tour

to see the ever-changing artworks here and in other areas of the city. North of the centre is alternative Stokes Croft and edgy Gloucester Road, with plenty of fantastic restaurants, bars and pubs, including Poco, The Canteen, Bakers & Co, Flour & Ash and The Library Bar.

For a more serene journey, there are numerous ferries and boat trips along the river. Alternatively you can walk from Temple Meads in the east to Clifton Suspension Bridge in the west, being sure to stop off at Grain Barge – an historic barge turned pub, serving a range of regularly changing craft beers. Along the way you will also take in coloured houses on hillsides, the docks and marinas, museums and more.

AREA MAP

TRANSPORT FACTS

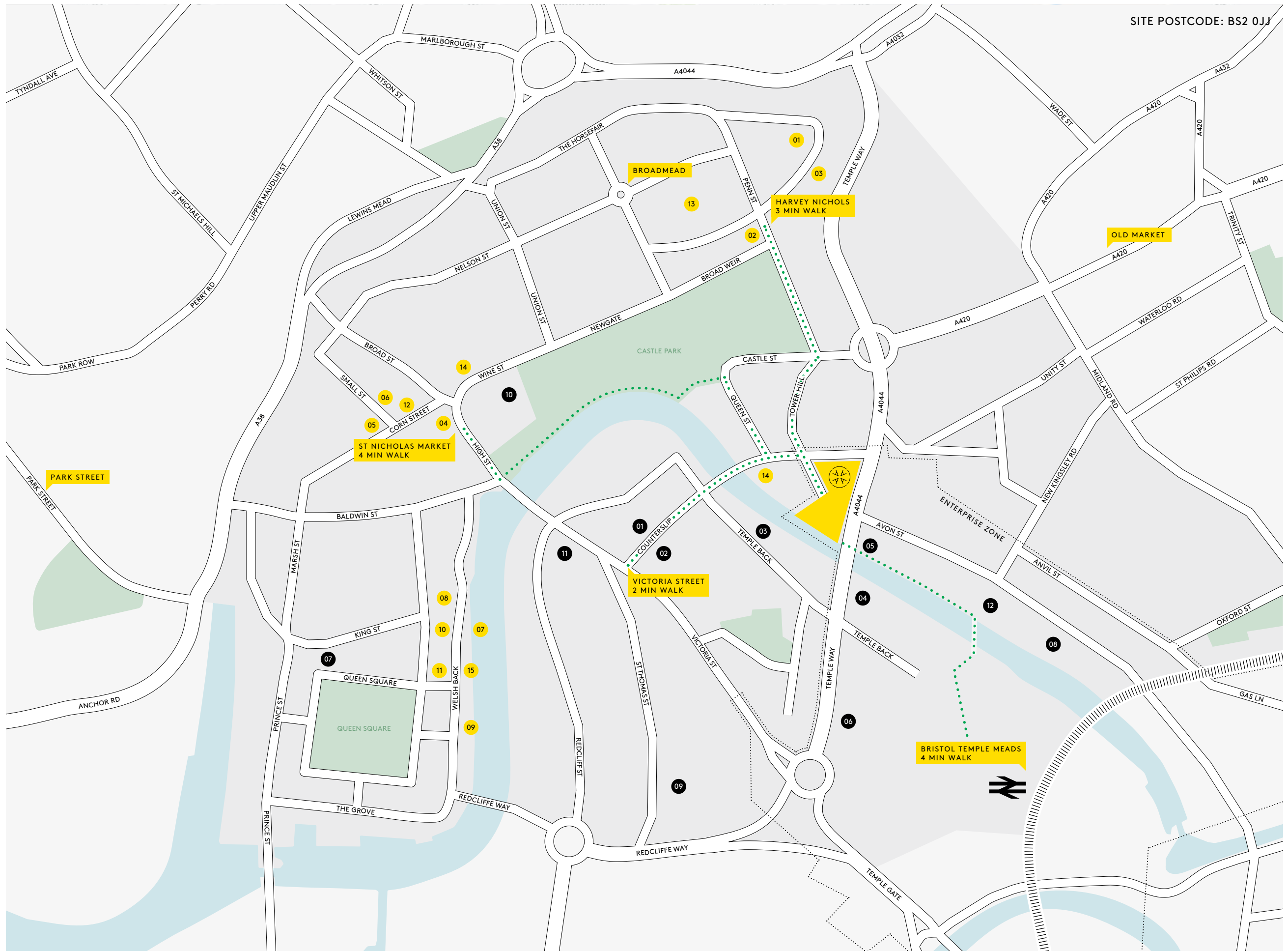
- Six minute walk to Temple Meads, currently providing two trains per hour to London (1hr 39 mins journey time)
- £2.8bn electrification of the Great Western mainline (due to complete 2019) is proposed to offer four trains per hour to London (1 hr 20 minutes journey time)
- Bristol is the UK's first 'Cycle City' with city-wide provision, and access to the Bristol to Bath cycle track nearby
- £200m MetroBus rapid transit system opens in late 2017 and runs past the site
- Three minutes drive to the M32, 15 minutes to the M4/M5 interchange
- Eight minute walk to Queen Square and the Old City and a 10 minute walk to Cabot Circus shopping centre.

AMENITIES

01. Cabot Circus
02. Harvey Nichols
03. Foyles Bookshop
04. St. Nicholas Market
05. The Ox
06. Small Street Espresso
07. The Apple
08. King Street Brew House
09. Adelina Yard
10. Loch Fyne
11. Spice & Cole
12. Bristol Harbour Hotel & Spa
13. Quakers Friars
14. Tesco Express
15. Vivo Gym

LOCAL OCCUPIERS

01. EDF
02. Ernst & Young
03. NFU
04. Bond Dickinson
05. RBS
06. Deloitte
07. KMPG
08. PWC
09. DAC Beachcroft
10. Lloyds
11. TLT Solicitors
12. Burges Salmon



WHY BRISTOL FOR BUSINESS?

Bristol is a prosperous area with unrivalled business strengths, a growing national and international profile and leading academic research. Its well-qualified workforce enjoys an excellent quality of life and a vibrant social and cultural scene.

TECHNOLOGY & CREATIVE SECTOR

Both across the UK and internationally, Bristol is increasingly recognised as a hotbed of creative, media, technology and entrepreneurial talent.

The region's tech scene encompasses global expertise across robotics, wireless technology, silicon chip design, cybersecurity, gaming and computer simulation. It's home to a thriving ecosystem of start-ups, small and medium sized companies, consultancies and multinationals across healthcare, renewable energy, defence and aerospace, as well as consumer and industrial electronics and IT.

The Bristol and Bath region is at the heart of the largest cluster of silicon designers outside the US (source: Future Horizons) and hosts one of only six 'Science Cities' in the UK. With technical expertise in aerospace and a history of microchip design, Bristol and Bath's burgeoning digital tech cluster has deep roots.

Global businesses from these sectors are based in the region and digital skills are developed at the region's four highly respected universities. Private and public research and development laboratories are driving the future of technology, from nanotechnology for new materials to quantum processing and photonics.

"In a digital age you can choose much more widely about where you can place your operations. There's a big trend among businesses which are headquartered or have mass operations in London to 'onshore' here."

CHRIS BULL
CHAIR, PROFESSIONAL & FINANCIAL SECTOR GROUP, WEST OF ENGLAND LOCAL ENTERPRISE PARTNERSHIP

PROFESSIONAL AND FINANCIAL SERVICES

Bristol is a leading financial services centre and many major international and national companies locate their head office functions here, with particular strengths in retail banking, insurance, share dealing and ethical finance. Businesses include Lloyds Banking Group (UK Retail Banking Division), DAS Legal Expenses, Hargreaves Lansdown, Canada Life, Computershare Investment Services, Nat West Insurance and Triodos Bank.

The sector is the most significant of the West of England priority sectors in terms of employment, constituting 11% of the total workforce in the region in 2011. The number of jobs has grown by 1,957 since 2008, reflecting that the sector continues to be relatively strong within the region, despite the impact of the recession.

Throughout the West of England, a number of centres of excellence support professional development within the professional, financial and legal sectors. Three universities offer high quality teaching and training, in some cases globally renowned.

ENGINEERING, AEROSPACE AND DEFENCE

The region has the largest aerospace and defence cluster in the UK, one of the largest in Europe, as well as being host to supply chains for 14 of the 15 world's leading aerospace companies. This sector provides 59,000 direct jobs in the South West, and produces sales of £5.5 billion, of which £64 million is in the South West, £2.6 billion in UK and £2.75 billion is exports. 1,500 manufacturing enterprises are based in the West of England, with output roughly 20% higher than the national equivalent.

1 TheCityUK. www.thecityuk.com/about-us/uk-work-programme/new-u-k-interactive-map-page/south-west
2 CBRE Law in the Regions report, Feb 2016
3 Royal Bank of Scotland, Lloyds Banking Group, HBOS, Coutts, Barclays, Axa Life, HSBC Life, Standard Life Wealth, Bank of Ireland, Rathbone Greenbank Investments, Hargreaves Lansdown, Canada Life, Friends Life, Computershare Investment Services, NatWest Insurance, Triodos Bank, Clerical Medical
4 MoneySuperMarket Quality of Living Index 2013

20,000+

FOUR UNIVERSITIES WITH 20,000+ GRADUATES

Recruit world-class economists, entrepreneurs, business and law students

162,000

TOP TALENT

162,000 people work in financial & professional services in the South West¹



BIGGEST LEGAL CENTRE OUTSIDE LONDON

Offering a vast pool of legal skills²



ESTABLISHED FINANCIAL SERVICES ECOSYSTEM

An influx of major investors are building one of the largest FS sectors in the UK³



BEST FOR QUALITY OF LIFE

The South West is consistently voted the UK's best place to live⁴



A TOP LOCATION FOR PRODUCTIVITY

Ranked top for productivity in the UK by TechNation 2016



COMPETITIVE OFFICE AND SALARY COSTS

Save 25-30% compared to London



BACK-OFFICE HOTSPOT

Major brands are relocating high-volume processes here, saving millions

SECTION 04

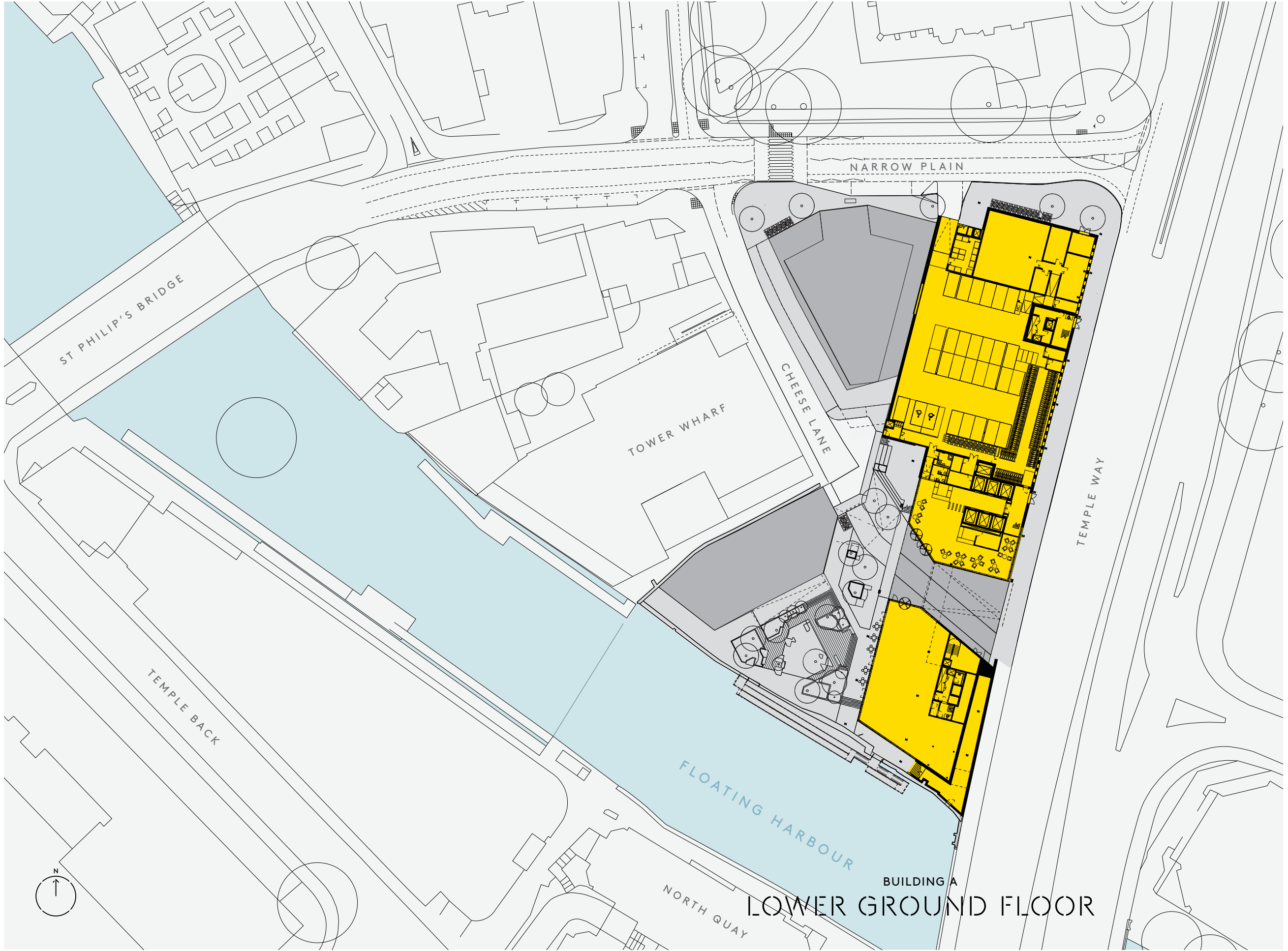
PLANS AND
SPECIFICATION

0041

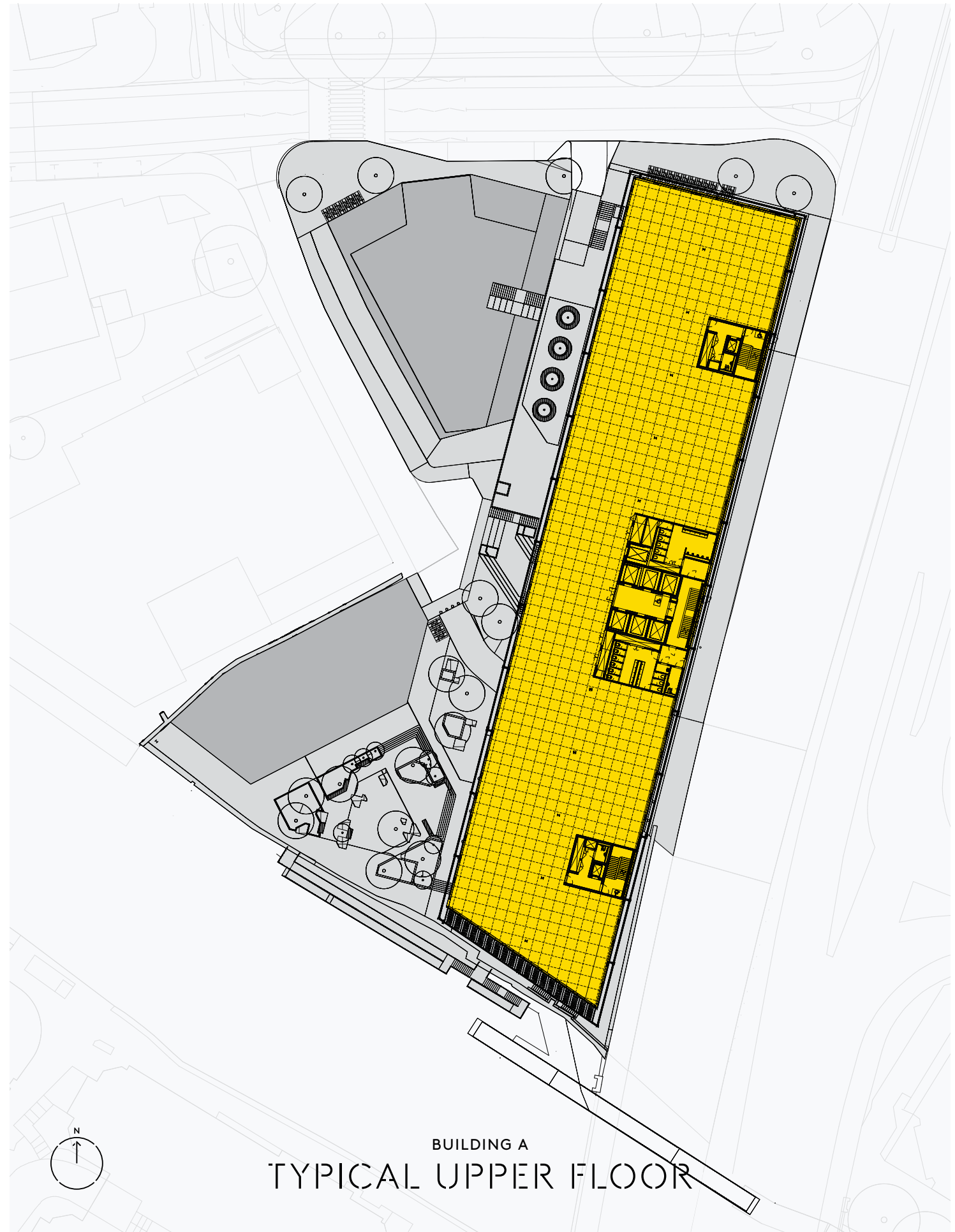
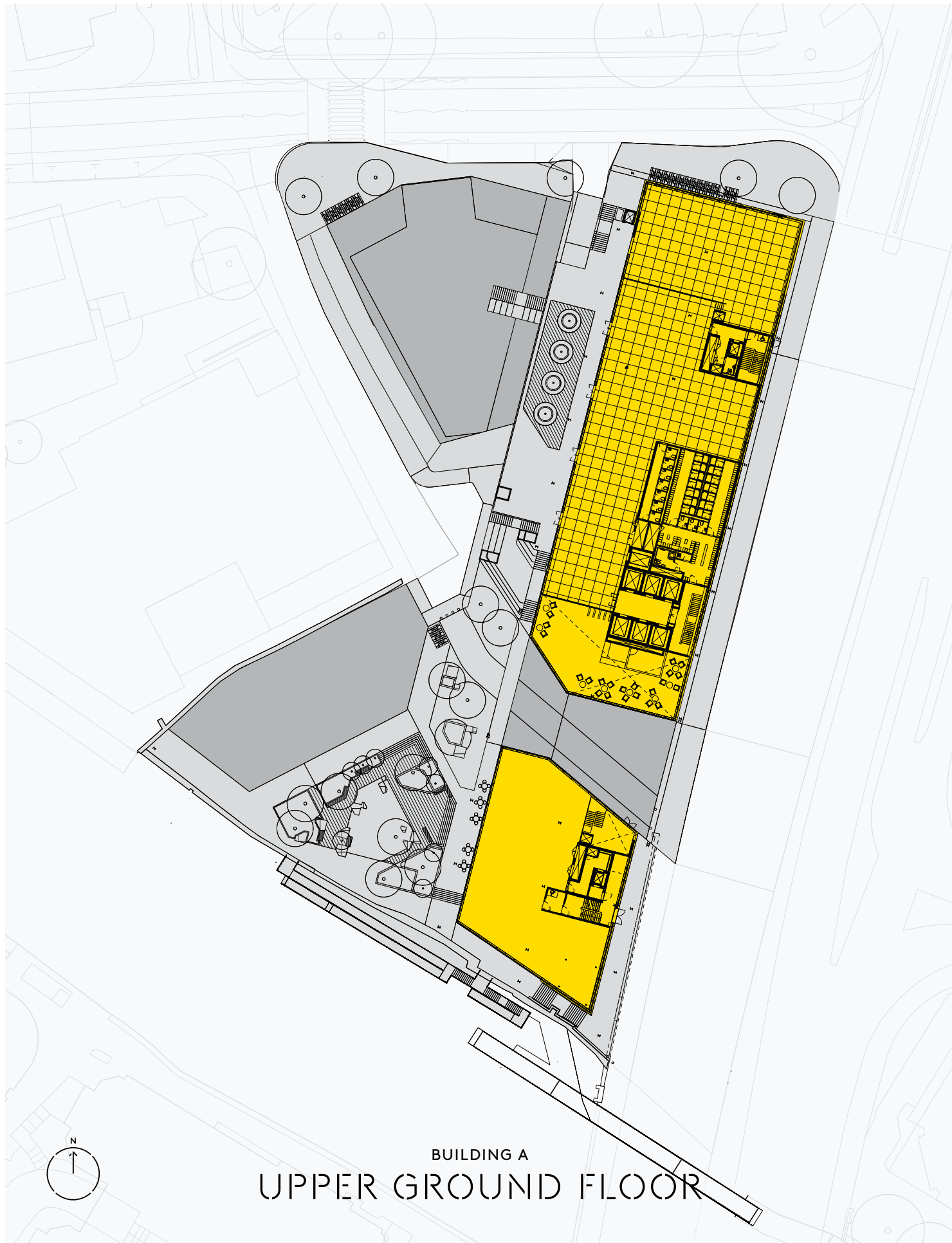
SCHEDULE OF AREAS

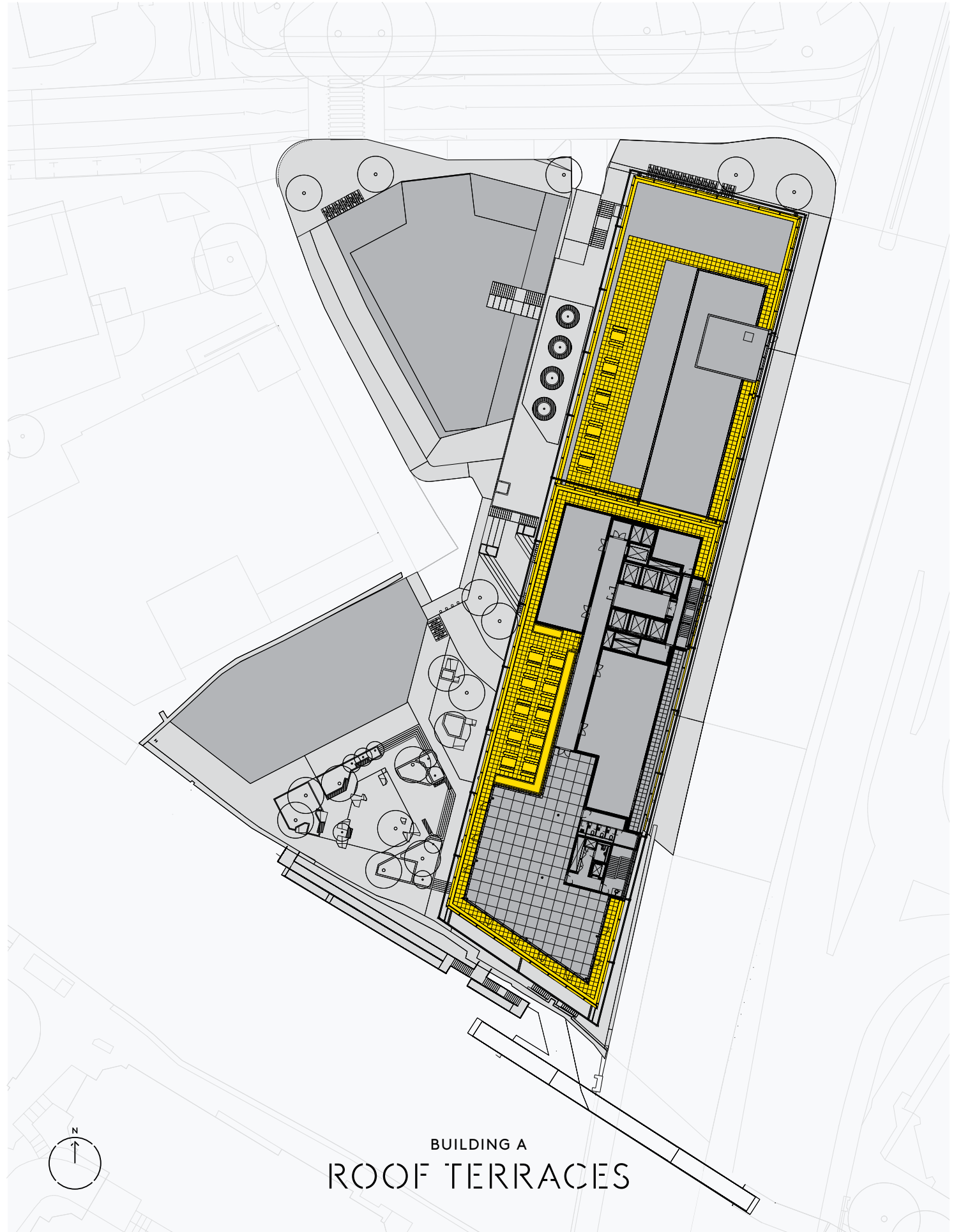
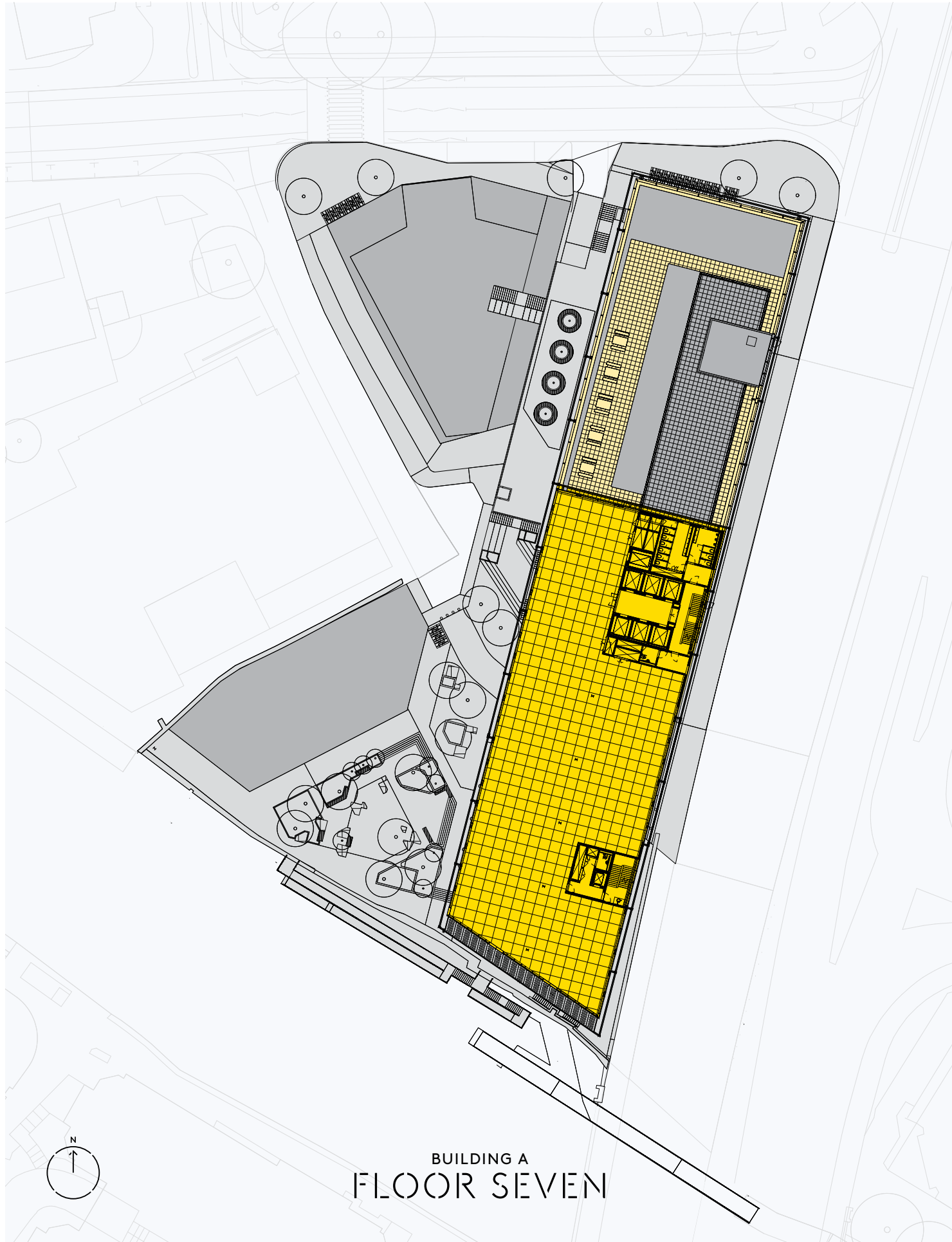
| BUILDING A: PROPOSED FLOOR AREAS | SQ FT |
|----------------------------------|----------------|
| 11TH FLOOR | 3,714 |
| 10TH FLOOR | 12,833 |
| 9TH FLOOR | 12,833 |
| 8TH FLOOR | 12,833 |
| 7TH FLOOR | 12,833 |
| 6TH FLOOR | 12,833 |
| 5TH FLOOR | 22,740 |
| 4TH FLOOR | 22,740 |
| 3RD FLOOR | 22,740 |
| 2ND FLOOR | 22,740 |
| 1ST FLOOR | 20,591 |
| UPPER GROUND | 9,864 |
| RECEPTION | 2,508 |
| TOTAL (NIA) | 191,802 |

| WATERFRONT FLEXIBLE USE SPACE | SQ FT |
|-------------------------------|--------------|
| UPPER GROUND | 4,879 |
| LOWER GROUND | 4,546 |
| TOTAL (NIA) | 9,425 |



Approximate net internal areas





SUMMARY SPECIFICATION

OCCUPANCY

- Occupancy density 1:8 sq m

FLOORS AND CEILINGS

- 150mm (nominal) raised access floor
- Typical floors – 2.85m floor to beam, 2.80m floor to ceiling (if installed), 3.65m floor to soffit

ELECTRICAL SERVICES

- LED Lighting: Offices 500 lux (target) at desk level
- Digital lighting control system
- Daylight dimming & PIR Control
- Central Building Management System

LIFTS

- 6 x 21 person passenger lifts
- 2 x fire fighting lifts
- 1 x 2,000kg goods lift

WCs & SHOWERS

- Ground floor visitor WCs
- Each floor features WCs, one shower and a cleaners' cupboard
- Shower and changing facilities in a combined "gym" style block

MECHANICAL SERVICES: OFFICE PERFORMANCE

- Soffit mounted VRF air conditioning system
- Fresh air provided by on-floor air handling units with thermal recovery
- Openable windows for natural ventilation

PARKING SPACES AND ACCESS

- Up to 28 car parking spaces are provided in lower ground floor
- 8 motorcycle spaces
- Electric car spaces and charging points
- 258 cycle spaces as well as foldable bike lockers

LANDSCAPING

- Extensive waterside public realm and new high quality estate landscaping
- Landscaped roof terraces
- Public art

TERRACES

- Large roof terraces are provided on the 6th and top floors. Further terraces are provided every floor plate on the south elevation

ON-SITE AMENITIES

PLACES TO EAT

Assembly Bristol offers 9, 425 sq ft of flexible floor space, which provides ample opportunity to augment the local amenities. AXA has close working relations with a wide variety of retail, restaurant and café operators which are ideally suited to this location.

WATERSIDE SETTING

Providing a beautiful and relaxing social hub for the offices, the landscaped waterside setting is ideal for summer sunbathing, evening events, outdoor cinema and many forms of invited or spontaneous activities.

The podium area between buildings A and C is a truly flexible space that has been designed to allow for a wide variety of activities, from market stalls to a 'worker's playground'.

CAR PARKING

The car park is accessed via a car park ramp off Narrow Plain.

Entry is based on a traffic light system on the basis that most cars will enter in the morning and leave in the evening.

The estate will feature up to 28 spaces, including a number of double stacking parking spaces. There are three disabled spaces and electric charging points as per BCC policy, as well as 8 motorcycle spaces.

CYCLE SPACES, LOCKERS & SHOWERS

The Building A bike store is located in the lower ground providing total of 258 cycle spaces. A further 40 visitor spaces will also be provided in the public realm.

The cycle store will comprise a mixture of double-stacking cycle racks and Sheffield stands to accommodate occupants with different types of bike and levels of physical ability. There is also a dedicated workshop area equipped with pumps and tools useful for basic cycle maintenance. A heated and ventilated drying room will also be provided, with rails and wire cage racking for wet clothing and shoes.

At upper ground level there is also a shower and changing area (split between male, female and accessible), drying room and 254 secure lockers. Further accessible showers are provided on each upper level to cater for those not using the centralised area.

Provision has also been made for a 'Brompton' locker hire scheme on the estate.



ALL ENQUIRIES



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A DEVELOPMENT BY



DEVELOPMENT TEAM

DEVELOPMENT & CONSTRUCTION MANAGER
Bell Hammer

HIGHWAYS CONSULTANT
Key Transport Consultants

LEAD ARCHITECT
Allford Hall Monaghan Morris

END OF JOURNEY CONSULTANT
PFL Spaces

PROJECT MANAGER
Gardiner & Theobald LLP

COST CONSULTANT
Currie & Brown

STRUCTURAL ENGINEERING
Arup

LANDSCAPE DESIGNER
Jinny Blom Landscape Design

SERVICES ENGINEERING & SUSTAINABILITY
Hoare Lea

Photography Credits: p14-15: Timothy Soar / p36-43 Remco Mebis / p44-45 + Harbour Festival Image p43: Chris Bahn, Bristol Design / p46: Paul Blakemore

