

TEMPLE POINT

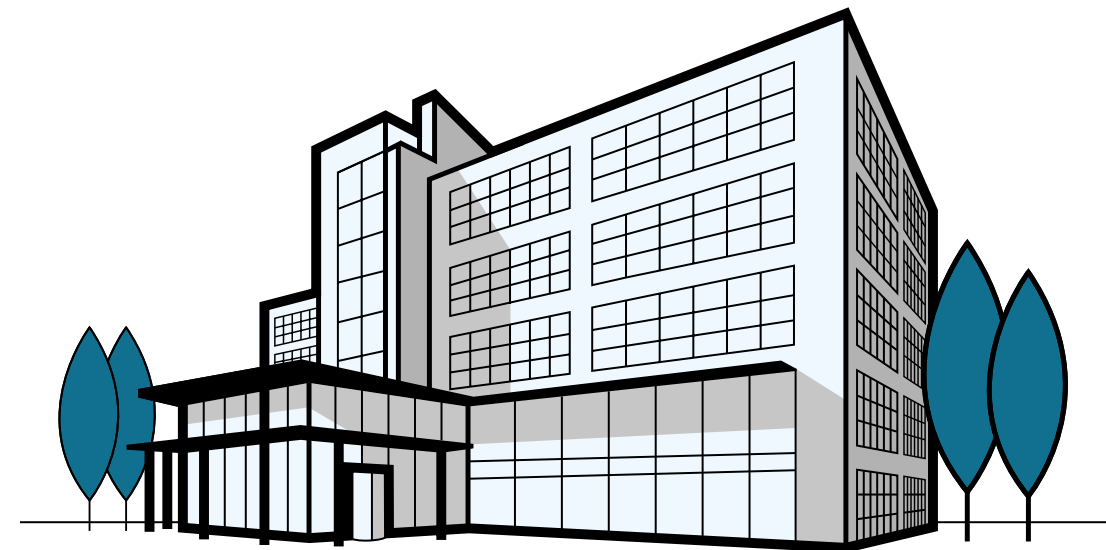
TEMPLE QUARTER | BRISTOL

CONTENTS

1	WELCOME
2-3	TEMPLE POINT – OUTSIDE
4-9	TEMPLE POINT – INSIDE
10-11	SCHEDULE OF AREAS
12	GROUND FLOOR PLAN
13	SECOND FLOOR PLAN
14	THIRD FLOOR PLAN
15	FOURTH FLOOR PLAN
16-17	DETAIL & FINISHES
18-19	BRISTOL WELLBEING
20-21	TEMPLE QUARTER MAKE-OVER
22-23	TEMPLE QUARTER
24-25	CONNECTED
26-27	CITY NEIGHBOURS
28-29	BRISTOL WORKS
30-31	THE FACTS & FIGURES
32-33	LEGAL & GENERAL
34	NAVIGATOR
35	NOTES
36	AGENTS & OWNERS

WELCOME

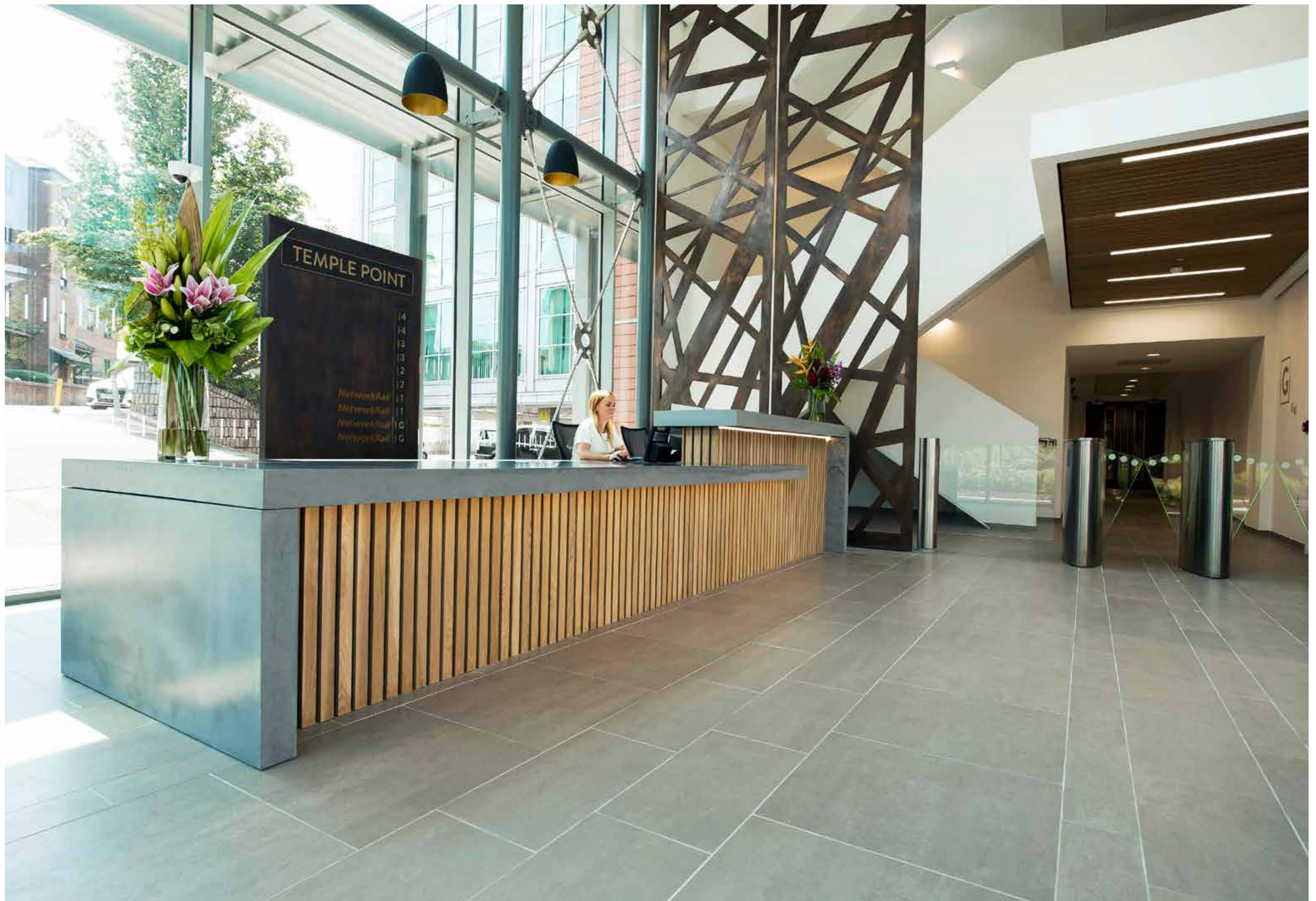
TEMPLE POINT

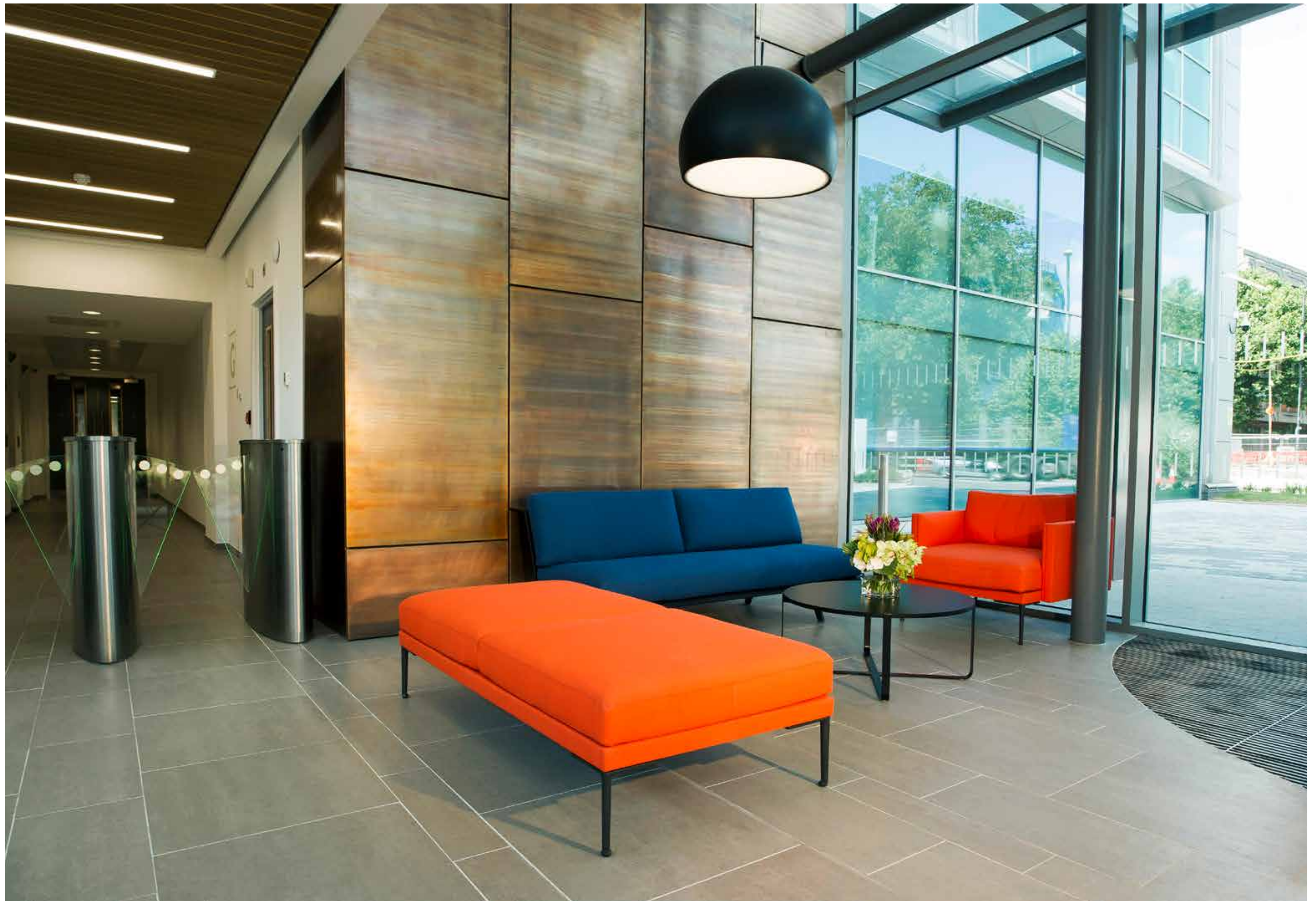


TEMPLE POINT IS A PRIME OFFICE BUILDING IN THE TEMPLE QUARTER OF BRISTOL, A 76,000 SQ FT GRADE A DEVELOPMENT PROVIDING 16,600 SQ FT TYPICAL FLOORS AND IS AVAILABLE NOW.

- ✓ AWARD-WINNING ARCHITECTS STRIDE TREGLOWN HAVE CREATED WORK SPACES FINISHED FOR MODERN OCCUPIERS WHO DEMAND THE BEST ENVIRONMENTS FOR THEIR STAFF.
- ✕ THE BUILDING FEATURES AN EXTENDED CONTEMPORARY RECEPTION AREA WITH CONCIERGE SERVICES, EXCELLENT LIGHT AND SPACIOUS FLOORS ALLOWING FLEXIBLE AND CREATIVE SPACE PLANNING.
- P GENEROUS CAR PARKING AND DEDICATED CYCLE STORAGE WITH CHANGING FACILITY ON THE GROUND FLOOR.
- TQ TEMPLE POINT IS AN IMPORTANT PART OF BRISTOL'S PRIME TEMPLE QUARTER WITHIN THE EXTENDED ENTERPRISE ZONE.



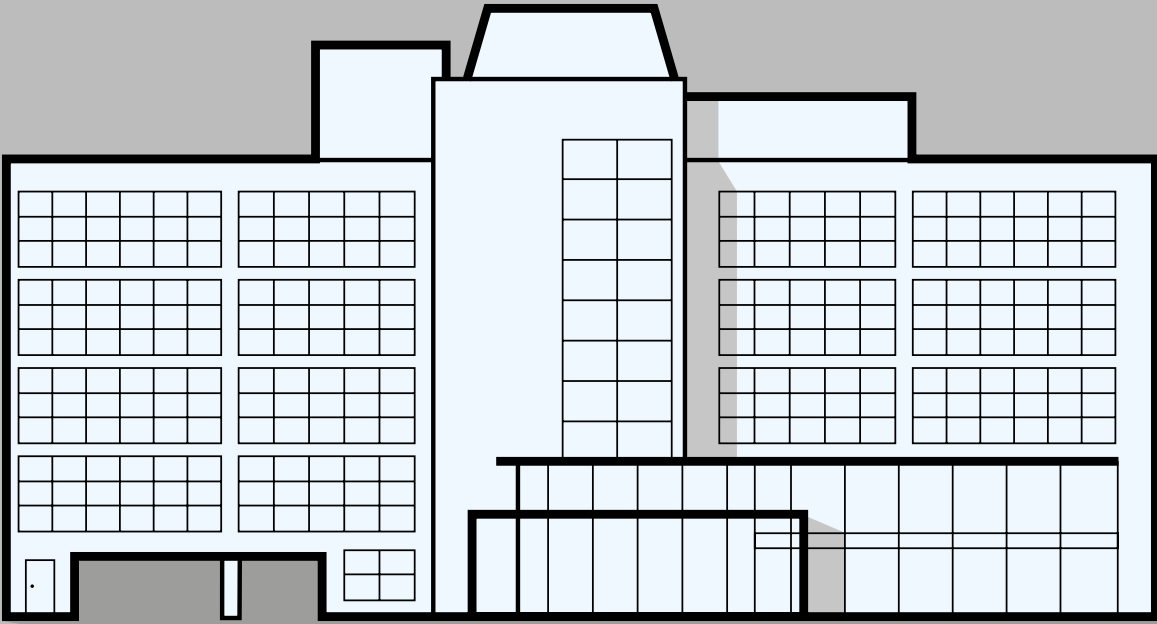






SCHEDULE OF AREAS

TOTAL AVAILABLE AREA – 49,824 SQ FT – 4,629 SQ M



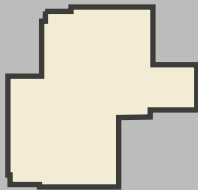
④ **FOURTH FLOOR**
16,630 SQ FT – 1,545 SQ M

③ **THIRD FLOOR**
16,597 SQ FT – 1,542 SQ M

② **SECOND FLOOR**
16,597 SQ FT – 1,542 SQ M

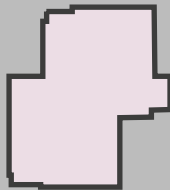
① **FIRST FLOOR**
LET

Ⓒ **GROUND FLOOR**
LET



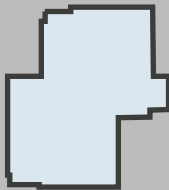
②

SECOND FLOOR
16,597 SQ FT – 1,542 SQ M



③

THIRD FLOOR
16,597 SQ FT – 1,542 SQ M



④

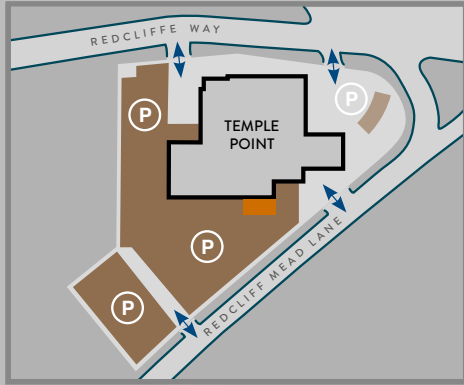
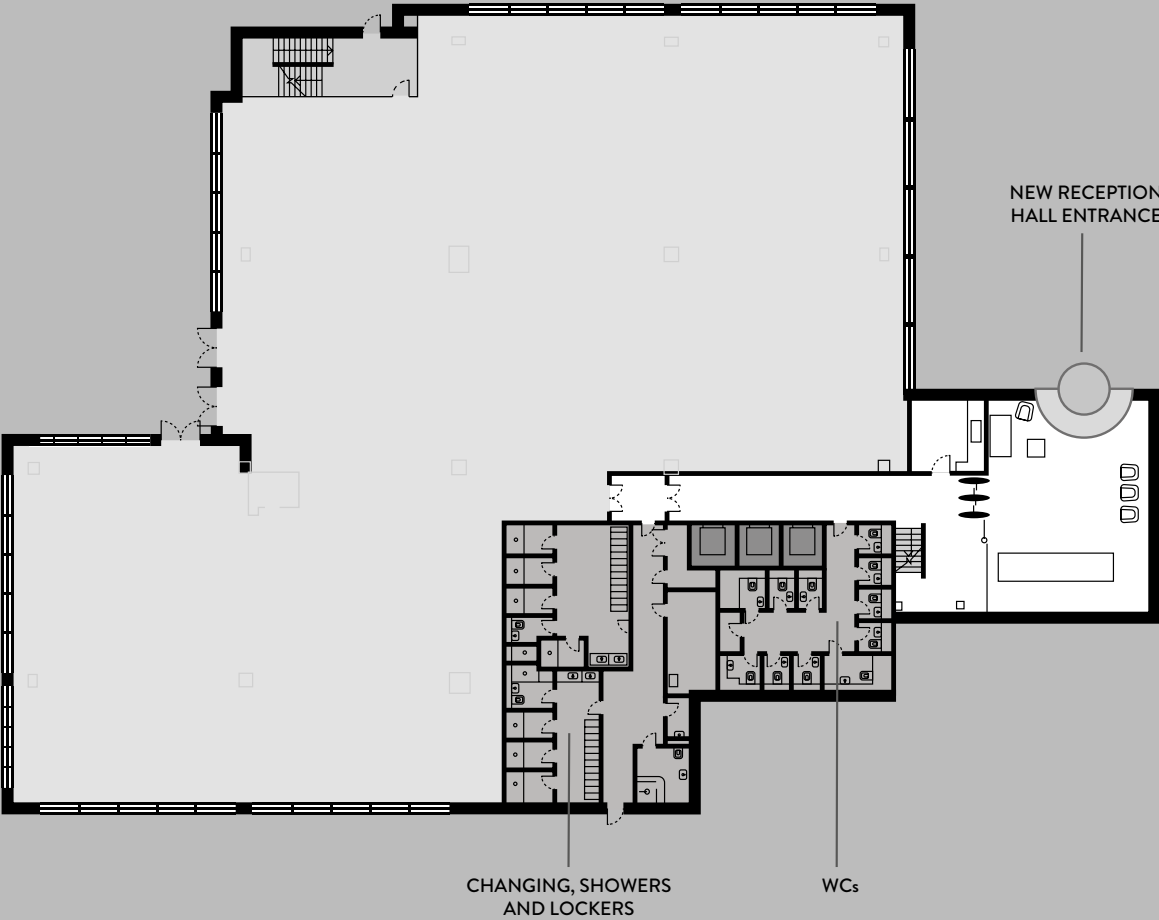
FOURTH FLOOR
16,630 SQ FT – 1,545 SQ M

BUILDING SUMMARY

- | | |
|--|--|
| - NEW CONTEMPORARY RECEPTION WITH CONCIERGE SERVICES | - NEW AIR-CONDITIONING TO AVAILABLE FLOORS |
| - 3 x 8 PERSON PASSENGER LIFTS | - NEW LED LIGHTING THROUGHOUT |
| - NEW CYCLE STORAGE | - METAL CEILING TILES |
| - 9 SHOWERS AND 50 LOCKERS | - UPTO 2.7 METRES FLOOR TO CEILING HEIGHTS |
| - OPEN, FLEXIBLE FLOOR PLATES | - FANTASTIC CAR PARKING PROVISION |
| - RAISED FLOORS | |

GROUND FLOOR

LET

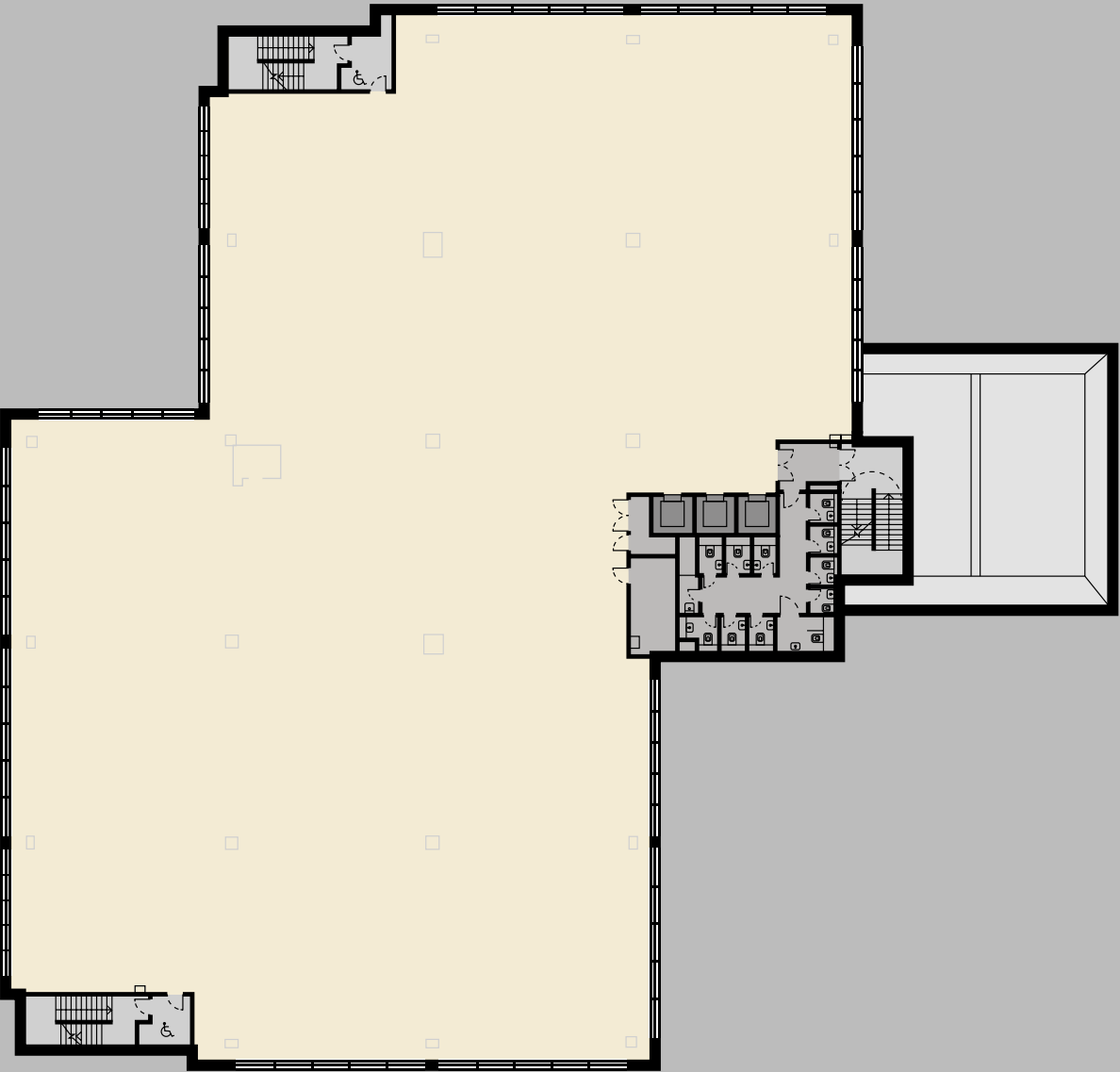


CAR AND CYCLE PARKING

- 112 CAR PARKING SPACES
- 3 ACCESSIBLE CAR PARKING SPACES
- 36 CYCLE PARKING SPACES

SECOND FLOOR

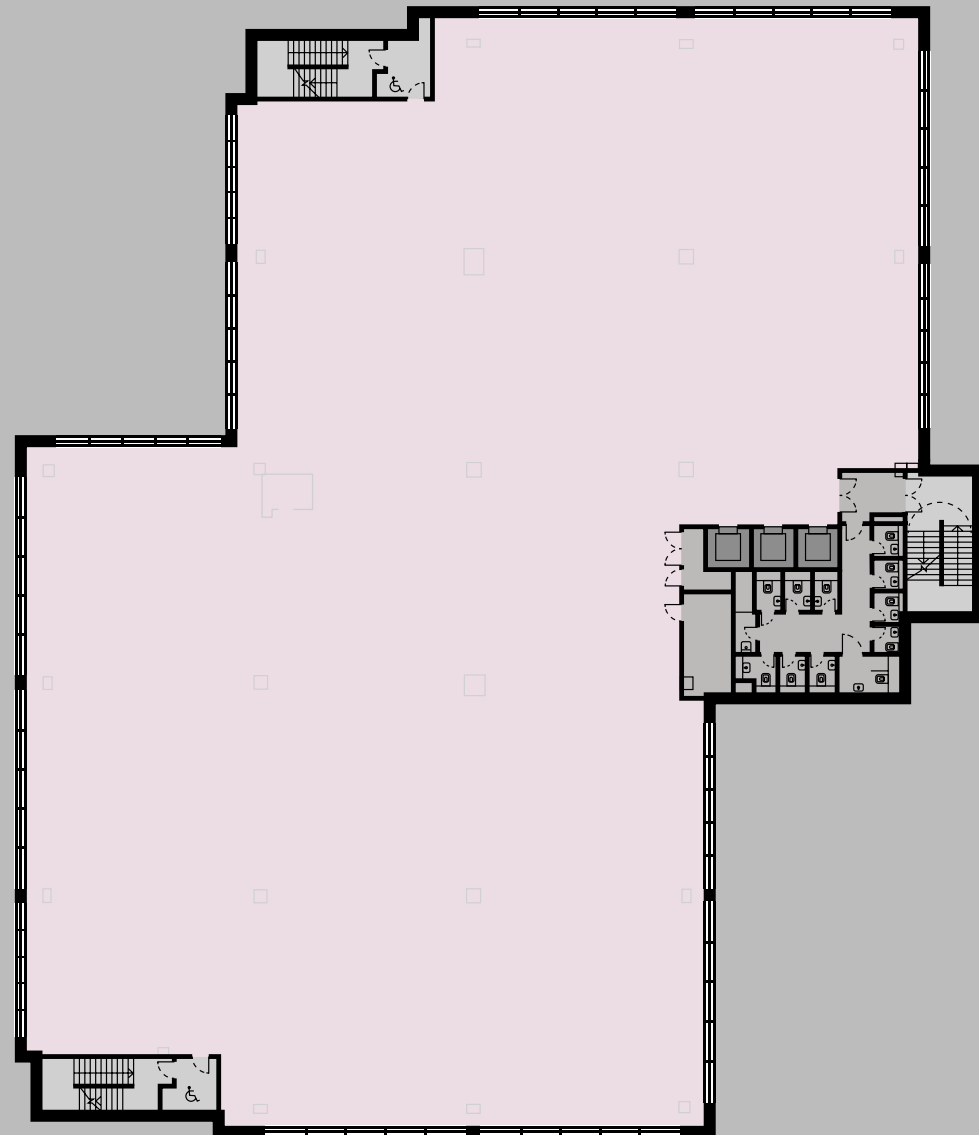
16,597 SQ FT – 1,542 SQ M



THIRD FLOOR

16,597 SQ FT – 1,542 SQ M

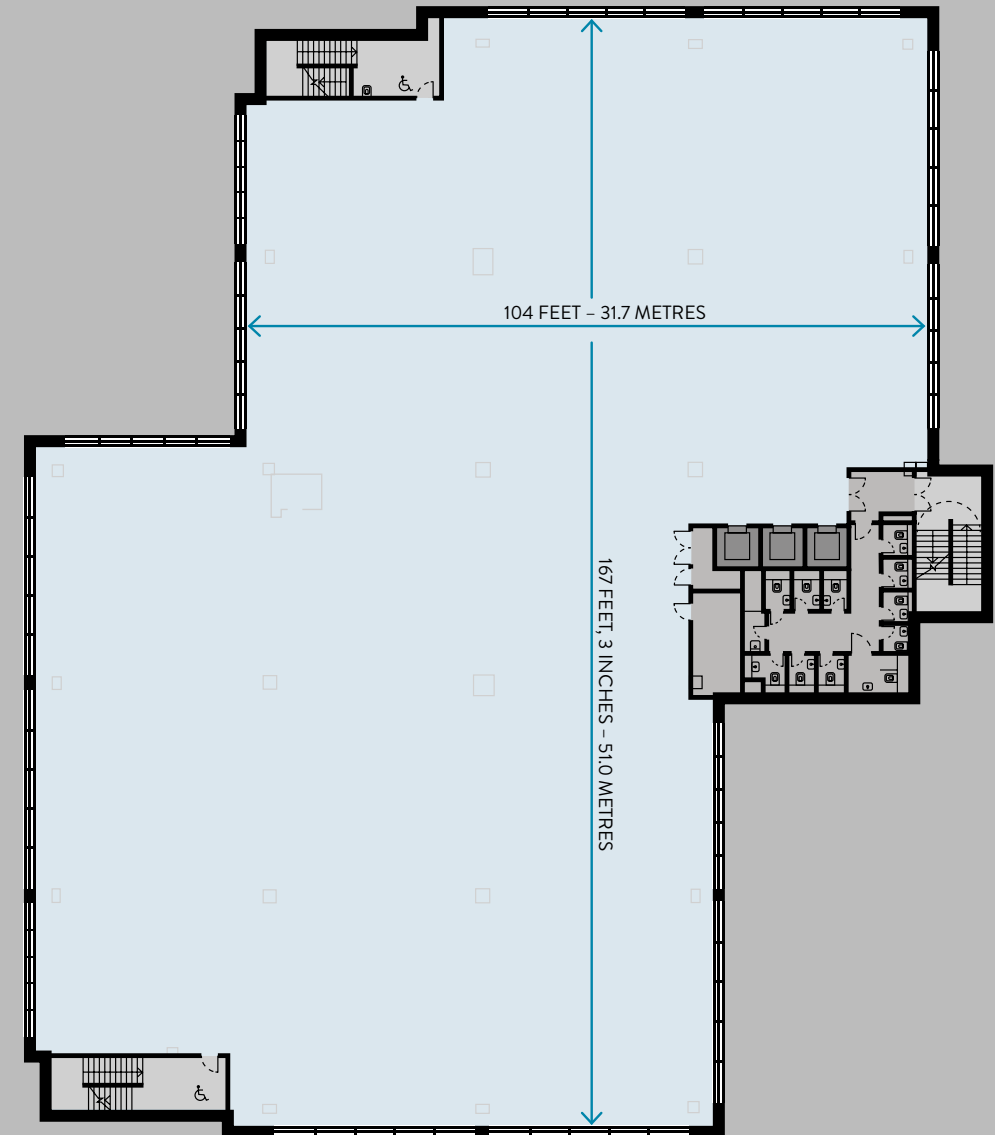
3



FOURTH FLOOR

16,630 SQ FT – 1,545 SQ M

4



THE BUILDING EXEMPLIFIES INNOVATION, CREATIVITY AND CONTEMPORARY DESIGN WITH SPECIAL EMPHASIS ON FEATURES AND FINISHES THROUGHOUT.



1



2



3



4

The new, remodelled reception hall features a striking bespoke bronze screen by artists Grace and Webb and bespoke furniture that defines the lounge waiting areas. Warm, natural tones are themed throughout the building, extending into WC, shower and changing areas.



5

- 1 Amwell Aquasafe lockers in ground floor changing areas
- 2 Grace and Webb bronze screens in reception hall
- 3 Duravit washbasins and fittings in WCs
- 4 Reception bronze wall cladding
- 5 Dyson Airblade V hand drier / Domus Nova satin wall tiles
- 6 Ideal Standard Shower mixer / Domus Minimal glazed wall tiles
- 7 Amwell Dark Hessian IPS panelling
- 8 Reception desk frame details



6



7



8

BRISTOL REGULARLY HEADS INDEPENDENT POLLS AS ONE OF THE VERY BEST CITIES TO LIVE AND WORK IN THE UK.



High quality staff demand the very best environments to work, live and spend their leisure time. Modern occupiers expect innovative, thoughtful and design led buildings that provide inspired settings for business. The city is a high quality, best in class destination for work, life and fun.



- 1 Prince Street Landing
- 2 The Grove
- 3 Castle Park
- 4 Millennium Promenade
- 5 Narrow Quay
- 6 Pero's Bridge
- 7 Cabot Circus
- 8 Millennium Square
- 9 Quakers Friars
- 10 The Avon
- 11 Finzels Reach
- 12 Quakers Friars



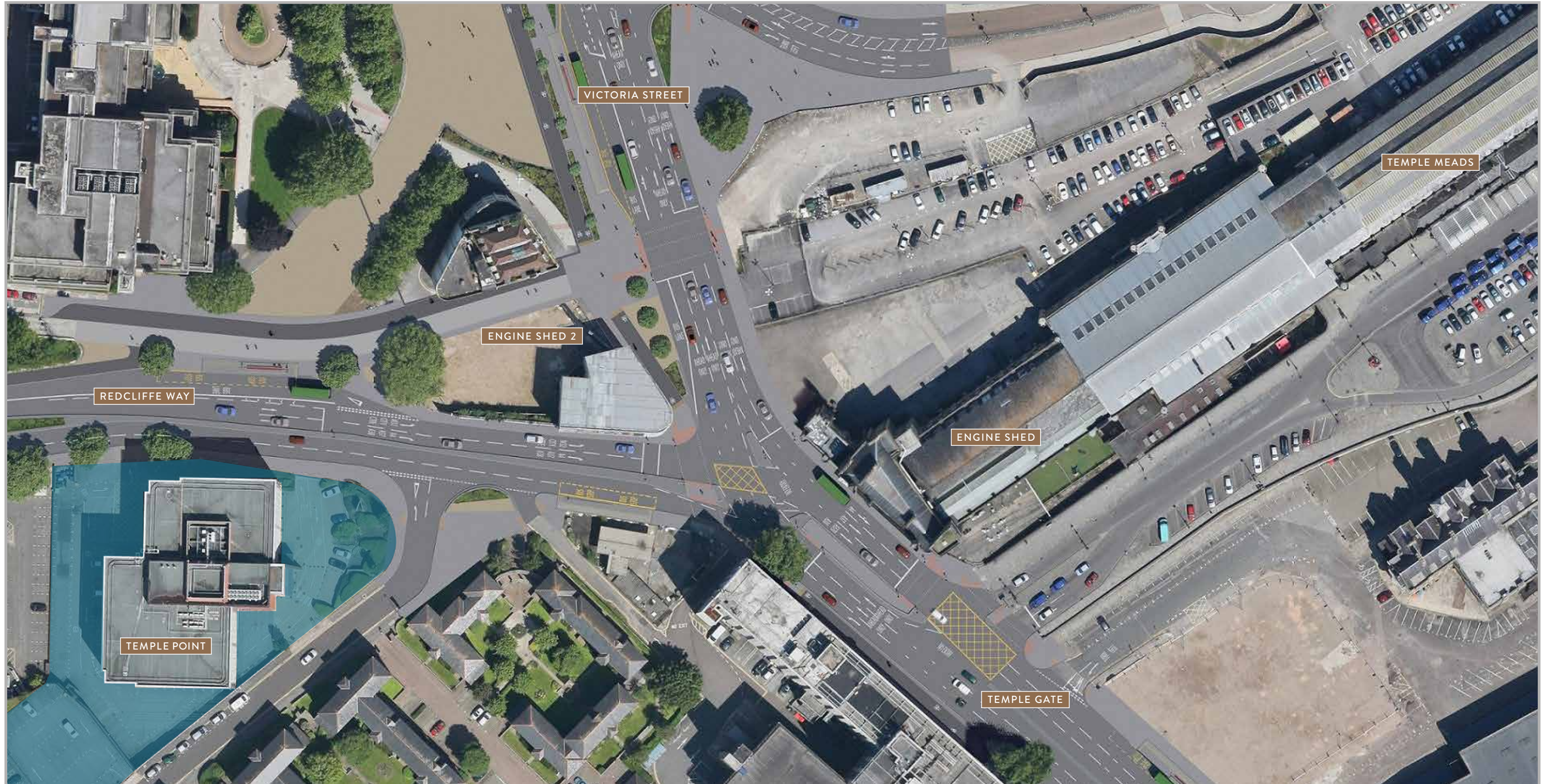
- SUNDAY TIMES WINNER 'BEST PLACES TO LIVE 2017'
- EUROPEAN GREEN CAPITAL 2015
- BETTER BY BIKE, BRITAIN'S FIRST CYCLING CITY
- FAIRTRADE CITY

TEMPLE QUARTER MAKE-OVER

TEMPLE POINT

The road network in and around the existing Temple Circus is being greatly simplified with the new Temple Way creating a single thoroughfare into the city centre. Access to and from Temple Meads Station will be much improved and the extension to the Brunel Mile

will seamlessly connect pedestrians and cyclists travelling from the east to areas such as Queen Square and harbourside to the West. Cycle routes in the area are being improved or newly created and connecting to the Bristol-Bath Railway Causeway.



TEMPLE POINT IS WITHIN THE RECENTLY APPROVED ENTERPRISE ZONE EXTENSION WHICH WILL OFFER NEW OCCUPIERS FINANCIAL INCENTIVES*.



- 1 Temple Gate – Boxworks
- 2 Temple Square – Engine Shed 2
- 3 Temple Square – Engine Shed 2
- 4 Brunel Mile
- 5 Temple Gate
- 6 Brunel Mile
- 7 Temple Square – Engine Shed 2

Images 2/3/7 by permission of Skanska UK



The area is a magnet for a range of businesses and is set to attract a myriad of smaller, new high tech start-ups in the near future. The Temple Quarter Enterprise Zone will transform the experience of businesses, residents, staff and visitors with a range of dynamic initiatives.

The vision is to create a low carbon, creative, super-fast broadband environment in which business thrives. Engine Shed 2 is the perfect distillation of many of these concepts and with the arrival of Temple Point will provide a new dynamic urban district for Bristol.

CONNECTED

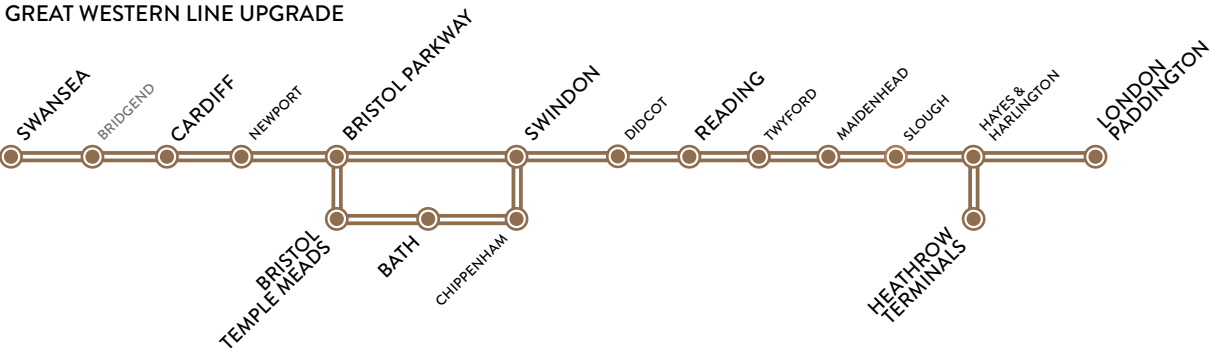
TEMPLE POINT BENEFITS FROM EXCELLENT TRANSPORT LINKS WITH MAJOR RAIL HUB, TEMPLE MEADS STATION, ONLY 3 MINUTES AWAY. ROAD AND AIR ARE ALSO WELL SERVED WITH THE M4 AND M5 MOTORWAYS CLOSE BY AND BRISTOL AIRPORT ONLY 8 MILES TO THE SOUTH.

The Great Western mainline upgrade will not only bring London Paddington within 80 minutes of Bristol but also deliver bullet-train inspired hybrid engines and state-of-the-art rolling stock to give passengers an improved experience. Temple Meads Station is also being upgraded to handle the new services.

The convenient M32 connects the city to the wider motorway network and transit to the North, East and South West is swift and easy. The £80 million Metrobus project will provide a modern, rapid urban public transport system that also includes improvements to the cycle network and pedestrian walking.

Bristol Airport, a short hop 8 miles South West of the city, serves about 7.5 million passengers a year travelling to most major European destinations. Several expansion projects to the terminals have been delivered since 2015 and wide-bodied aircraft such as the 787 Dreamliner can now be operated.

GREAT WESTERN LINE UPGRADE



ROAD			AIR			RAIL		
From Bristol Central			From Bristol Airport			From Bristol Temple Meads		
London	2 hours	6 mins	Paris	1 hour	20 mins	London	1 hour	37 mins
Birmingham	1 hour	42 mins	Frankfurt	1 hour	40 mins	Birmingham	1 hour	21 mins
Manchester	3 hours	11 mins	Barcelona	2 hours	5 mins	Manchester	2 hours	58 mins
Reading	1 hour	24 mins	Edinburgh	1 hour	10 mins	Reading	1 hour	6 mins
Cardiff		55 mins	Rome	2 hours	35 min	Cardiff		49 mins
Southampton	1 hour	54 mins	Amsterdam	1 hour	20 mins	Southampton	1 hour	41 mins
Leeds	3 hours	31 mins	Berlin	2 hours	10 mins	Leeds	3 hours	30 mins
Exeter	1 hour	35 min	Glasgow	1 hour	15 mins	Exeter		56 mins



Next fastest	Next fastest	Next fastest	18:27 On time	18:30 On time
Train to	Train to	Train to	Weston-super-Mare	via Birmingham New St
Avonmouth 18:47	Gloicester 18:34	Sheffield 18:30	Calling at: Page 1 of 1	Calling at: Page 1 of 1
Bath Spa 18:30	Highbidge & Bur'n 18:56	Southampton CUI 18:23	Bedminster, Parson Street,	Bristol Parkway,
Bedminster 18:27	Keynsham 18:52	Staple in Road 18:47	Bathsea & Badowell, Yatton,	Cheltenham Spa,
Birmingham New St 18:30	Laurence Hill 18:47	Stockport 18:00	Morle, Weston Millon	Birmingham New St, Tanworth,
Bradford-on-Avon 18:52	Leeds 18:30	Stoke on Trent 18:00	& Weston-super-Mare.	Derby, Chesterfield, Sheffield,
Bridgwater 18:56	London Paddington 18:30	Swindon 18:30		Hakefield Westgate & Leeds.
Bristol Parkway 18:30	Montpelier 18:47	Taunton 18:44	Formed of 2 coaches	of 4 coaches 1st class in
Can & Dursley 18:34	Bathsea & Badowell 18:27	Trowbridge 18:32	SNR service	CrossCountry
Cardiff Central 18:54	Newcastle 18:54	Hammer 18:23		
Cheltenham Spa 18:30	Report 18:54	Westbury 18:52	18:34 On time	18:44 On time
Chippenham 18:30	Berton Abbot 18:44	Weston-super-Mare 18:27	Morchester Shrub Hl	Penzance
Cleffon Down 18:47	Oldfield Park 18:52	Weymouth 20:48	Calling at: Page 1 of 1	Calling at: Page 1 of 2
Darlish 18:30	Plymouth 18:44	Holmerhampton 19:00	Filton Abbey Hood,	Taunton, Trowton Parkway,
Derby 18:30	Portsmouth Harbour 18:23	Morchester Shrub Hl 18:34	Bristol Parkway, Yate,	Exeter St Davids,
Didcot Parkway 18:30	Reading 18:30	Morle 18:27	Can & Dursley, Gloucester,	Horton Abbot, Totnes,
Exeter St Davids 18:44	Redland 18:47	Yate 18:34	Cheltenham Spa, Ashchurch	Plymouth, Liskeard,
Fareham 18:23	Ronsey 18:23	Yatton 18:27	& Morchester Shrub Hl	Bedmin Parkway, Lostwithiel,
Filton Abbey Hood 18:34	Salisbury 18:23	York 18:27		Par, St Austell, Truro,
Frestford 18:52	Severn Beach 20:34		Formed of 2 coaches	Formed of 5 coaches
Frome 18:49	Severn Tunnel Jcn 18:54		SNR service	CrossCountry
		Time now 18:24:34		



TECHNOLOGY / MEDIA

- 1 ORACLE
- 2 HEART FM
- 3 THE ENGINE SHED
- 4 EMO
- 5 IOP PUBLISHING
- 6 ADP
- 7 MCCANN BRISTOL
- 8 OVO ENERGY
- 9 ENTREPRENEURIAL-SPARK
- 10 ULTRAHAPTICS

LEGAL

- 1 TLT SOLICITORS
- 2 CLARKE WILLMOTT
- 3 THRINGS
- 4 BEVAN BRITTAN
- 5 ASHFORDS
- 6 BOND DICKINSON
- 7 OSBORNE CLARKE
- 8 REYNOLDS PORTER CHAMBERLAIN
- 9 UNIVERSITY OF LAW
- 10 BURGESS SALMON
- 11 SIMMONS & SIMMONS

FINANCE

- 1 RBS
- 2 DELOITTE
- 3 SANTANDER
- 4 BANK OF IRELAND
- 5 KPMG
- 6 GRANT THORNTON
- 7 MERCER
- 8 ERNST & YOUNG
- 9 BARCLAYS
- 10 ALLIANZ
- 11 PWC
- 12 DAC BEACHCROFT
- 13 SMITH & WILLIAMSON

RESTAURANTS

- 1 GLASS BOAT
- 2 AQUA ITALIA
- 3 LOCH FYNE
- 4 BELLA VISTA
- 5 SEVERN SHED
- 6 RIVERSTATION

COFFEE SHOPS / EATERIES

- 1 COFFEE #1
- 2 FRISKA
- 3 PRET A MANGER
- 4 PHILPOTTS
- 5 HART'S BAKERY
- 6 STARBUCKS

BARS / PUBS

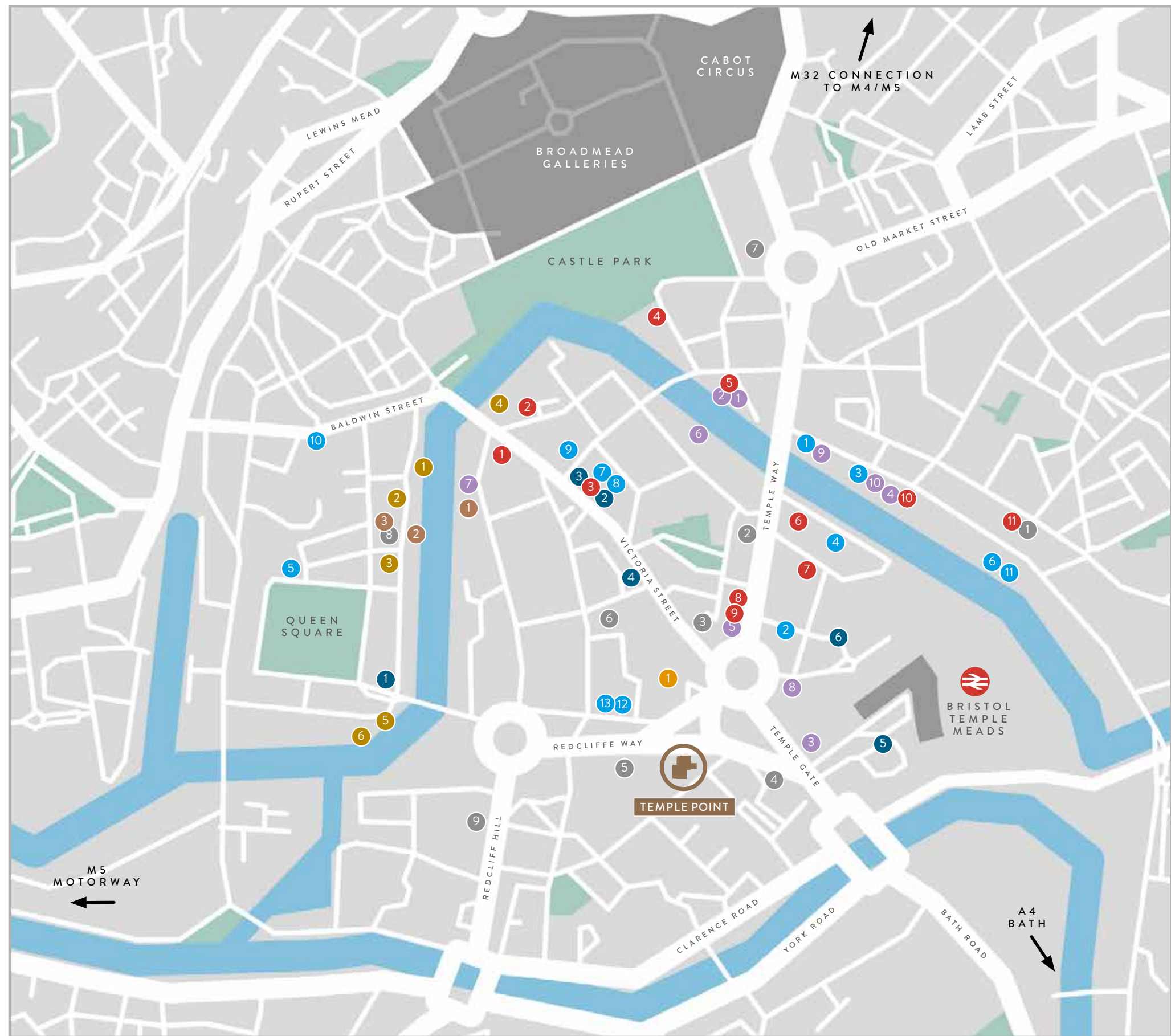
- 1 TOTO'S WINE BAR
- 2 THE APPLE
- 3 THE OLD DUKE

HOTELS

- 1 HOTEL IBIS
- 2 HILTON GARDEN INN
- 3 NOVOTEL
- 4 HOLIDAY INN EXPRESS
- 5 DOUBLETREE BY HILTON
- 6 TRAVELODGE
- 7 MARRIOTT CITY CENTRE
- 8 PREMIER INN
- 9 MERCURE

OTHER

- 1 BRISTOL CITY COUNCIL



THE CITY ATTRACTS HIGH QUALITY ORGANISATIONS AND PEOPLE LOOKING FOR THE VERY BEST WORK/LIFE FIT.



Bristol boasts a striking mix of industries. Traditionally associated employers such as the BBC, Rolls-Royce, Airbus and many from the financial sector are now joined by many new creative industries. Significant inward investment continues the dynamic trend with special emphasis on districts such as the Temple Quarter Enterprise Zone.



- 1 Queen Square
- 2 Narrow Quay
- 3 Temple Quay
- 4 Temple Meads Station
- 5 The Grove
- 6 Welsh Back
- 7 Victoria Street
- 8 Temple Quay
- 9 The Friary
- 10 Temple Meads Station



OCCUPATIONAL DESIGN CRITERIA

BUILDING SERVICES
Ventilation designed at 1:8m² occupational density.
Heating and cooling designed at 1:10m² occupational density.

MEANS OF ESCAPE
314 persons max to upper floors based on means of escape.
660 persons max to ground floor based on means of escape.

SANITARY ACCOMMODATION
Overall building provision of 1:8m².

PARKING SPACES
115 spaces – car parking.
3 spaces – accessible.
36 spaces – cycle.

SHOWER AND LOCKER PROVISION
9 x male/female showers, 1 x disabled shower, with lockers and changing area in dedicated ground floor facility.

RECEPTION AND MAIN ENTRANCE

ENTRANCE
New glazed curtain walled extension to create an extended reception area. Feature aluminium eave and colour-coated galvanised steel brise soleil.

LIGHTING
Recessed and surface mounted LED luminaires. Suspended, LED feature lighting within the reception, plus recessed and surface mounted liner LEDs on ground floor lift entrance doors and main entrance area.

CEILING
Reception has a two storey open ceiling.

FLOORS
New natural finish porcelain floor tiles and recessed entrance matting.

DESK
Bespoke reception desk with incorporated IT.

WALLS
New decorative feature bronze wall panelling system and bronze laser-cut screen.

PASSENGER LIFT
3 x 8 person passenger lifts serving reception floor to 4th floor.
Acceleration rate of between 0.8 and 1.0m/s.

TOILET ACCOMMODATION

FLOORS
New natural finish porcelain floor tiles with matching plinth skirting.

SUPER LOOs
10 x WCs and 1 accessible WC provided per floor each with a wall mounted WC suite and Duravit D-Code Washbasin. Wall to ceiling tiling and modern wood effect IPS panel.

EXTERNAL FRAME

FAÇADE
New glazed curtain wall section to ground and first floor fronting visitor car park and reception. Existing spandrel panel system to remainder of the building retained and overhauled.

OFFICE ACCOMMODATION

FLOOR TO CEILING HEIGHT
Upto 2.7m from top of floor tile to ceiling tile.

CEILING
600mm x 600mm metal ceiling tiles and grid with hanger centres of 900mm lined with 12.5mm wallboard.

RAISED FLOOR
Metal tile raised access floor panels providing service voids averaging 140mm on levels 2 and 3 and between 150mm and 230mm on level 4.

LIGHTING
Combination of recessed LED luminaires and LED downlighters to comply with the design intent of CIBSE Lighting Guide LG7.

LIGHTING CONTROLS
Lighting control system configured to allow separate control in individual zones for office zones of no more than four workplaces in office areas. PIR and daylight sensing.

WALLS & COLUMNS
Emulsion painted dry lining.

INTERNAL DOORS
White laminate faced doors to office space.
Door frames, architraves and stops primed and painted.

STRUCTURAL DESIGN CRITERIA

FLOOR LOADINGS
The building is a mix of steel and reinforced concrete frame. The following imposed loads have been advised in the existing structure:
Office space 3.0kN/m².

SERVICES DESIGN CRITERIA

TEMPERATURE
Internal temperature for open plan office 22.0°C (+/- 2.0°C).

VENTILATION SYSTEMS
VRF system. Office (fresh air): Fresh air supply to office areas 12 litres/sec/person.

BUILDING MANAGEMENT SYSTEM
Upgraded BMS system improving monitoring and control.

ELECTRICAL INSTALLATIONS
2 x 100A 69kVA to each floor.

LIGHTING LEVELS
Offices: 400 lux maintained luminance at working plane. Store rooms: 150 lux. Circulation: 100 to 200 lux, 200 lux for lift lobbies at floor level. Toilets: 150 lux to 200 lux, 200 lux for accessible toilets.

EMERGENCY LIGHTING
Refuges 5 lux, operation in 5 seconds. Plant rooms, switch rooms and emergency winding facilities for lifts - 15 lux, operation in 5 seconds. Fire alarm control and indicating equipment - 15 lux, operation in 5 seconds. Reception areas - 15 lux, operation in 5 seconds. Panic bars and pads or security devices - 5 lux, operation in 5 seconds.

FIRE DETECTION AND ALARM
New Fire detection and Alarm system providing a Category L2 system.

SUSTAINABILITY

ENERGY MANAGEMENT SYSTEM
New Energy Management System (EMS) for individual tenant billing and accumulation of detailed energy usage data to monitor systems and highlight areas where energy improvements could be available.

The LTHW and CHW energy meters will be provided to each half floor plate and connected to the BMS for interrogation and logging of energy usage.

SECURITY

Speed gates from ground floor reception to lift lobby.
Building alarm and CCTV.

CONCIERGE SERVICE

Impact concierge service will be provided. Customisable to individual tenant requirements and will include Advantage Card, travel arrangements, cab booking, dry cleaning and restaurant reservations.



LEGAL & GENERAL REAL ASSETS ARE MAJOR GLOBAL PROPERTY MANAGERS AND LEADING INVESTORS IN THE CITY OF BRISTOL.



LGIM Real Assets (LGIMRA) is one of the UK's leading real assets investment managers with £23.5 billion in assets under management. Our combined expertise in private residential, commercial property and private credit provides a compelling investment approach.

As one of the most active institutional fund managers in the UK, we offer asset management experience and exceptional access across markets, sectors and locations. We are proud to be recognised as an industry leader, combining depth of knowledge and innovative ideas to serve the long-term needs of clients, businesses and communities.

Real Assets is part of Legal & General Investment Management (LGIM), one of the world's largest institutional asset managers and a major global investor managing £894 billion for more than 3,000 clients.



WARDOUR STREET, LONDON
Use: Office
Area: 34,000 sq ft
Completion: 2013



AZTEC WEST, BRISTOL
Use: Office
Area: 52,000 sq ft
Completion: 2015



SENATOR HOUSE, LONDON
Use: Office
Area: 78,000 sq ft
Completion: 2018



LOTUS PARK, STAINES
Use: Office
Area: 70,000 sq ft
Completion: 2015



ONE COLMORE SQUARE, BIRMINGHAM
Use: Office
Area: 66,000 sq ft
Completion: 2016

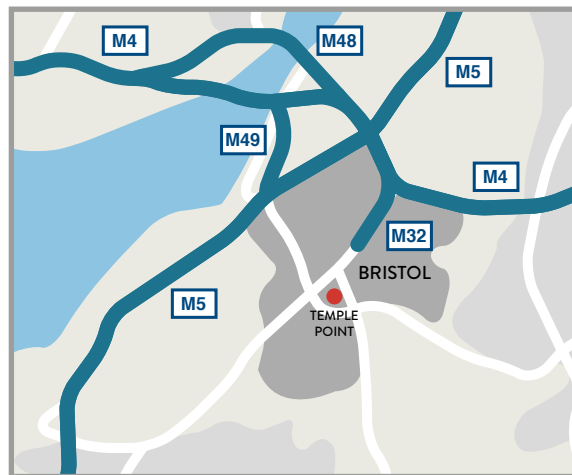


THORPE PARK, LEEDS
Use: Office
Area: 31,000 sq ft
Completion: 2016

ADDRESS: TEMPLE POINT
REDCLIFFE WAY
BRISTOL

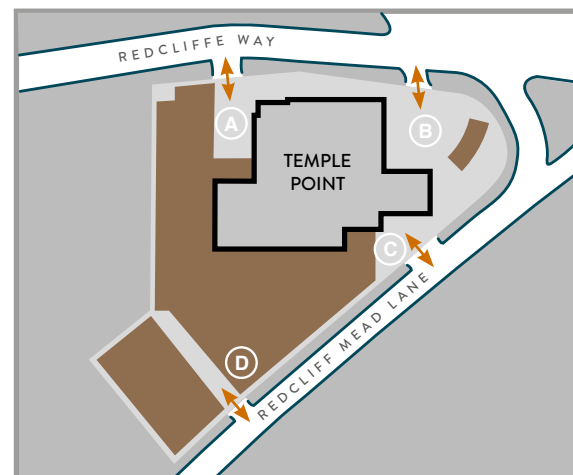
POSTCODE: BS1 6NL

Temple Court can be found in the Redcliffe district of Bristol and the simplest locator is its very close proximity to Temple Meads Station. Access to the main onsite parking is via the Redcliffe Way dual carriageway travelling West. The car parking can also be entered to the South of the building via Redcliff Mead Lane.



MOTORWAY CONNECTIONS

- 12 MINUTES TEMPLE POINT TO M32
- 16 MINUTES TEMPLE POINT TO M4 JUNCTION 19
- 19 MINUTES TEMPLE POINT TO M5 JUNCTION 15



PARKING ACCESS

- (A)** ENTRY/EXIT FROM WESTBOUND CARRIAGEWAY OF REDCLIFFE WAY
- (B)** ACCESSIBLE ENTRY/EXIT AND PARKING FROM WESTBOUND CARRIAGEWAY OF REDCLIFFE WAY
- (C)** ENTRY/EXIT FROM REDCLIFF MEAD LANE
- (D)** ENTRY/EXIT FROM REDCLIFF MEAD LANE

AGENTS



IAN WILLS
ian.wills@eu.jll.com
Tel +44 117 930 5746

HANNAH WATERHOUSE
hannah.waterhouse@eu.jll.com
Tel +44 117 930 5869



CHRIS GRAZIER
christopher.grazier@htc.uk.com
Tel +44 117 946 4538

NATALIE BENNETT
natalie.bennett@htc.uk.com
Tel +44 117 946 4534

AN INVESTMENT BY



TEMPLEPOINTBRISTOL.COM

IMPORTANT NOTICE
JLL and HTC for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) these particulars are given without responsibility of JLL and HTC or the vendors or lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) JLL and HTC cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of JLL and HTC (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) except in respect of death or personal injury caused by the negligence of JLL and HTC, its employees or servants, JLL and HTC will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently by JLL and HTC.
Date: January 2019