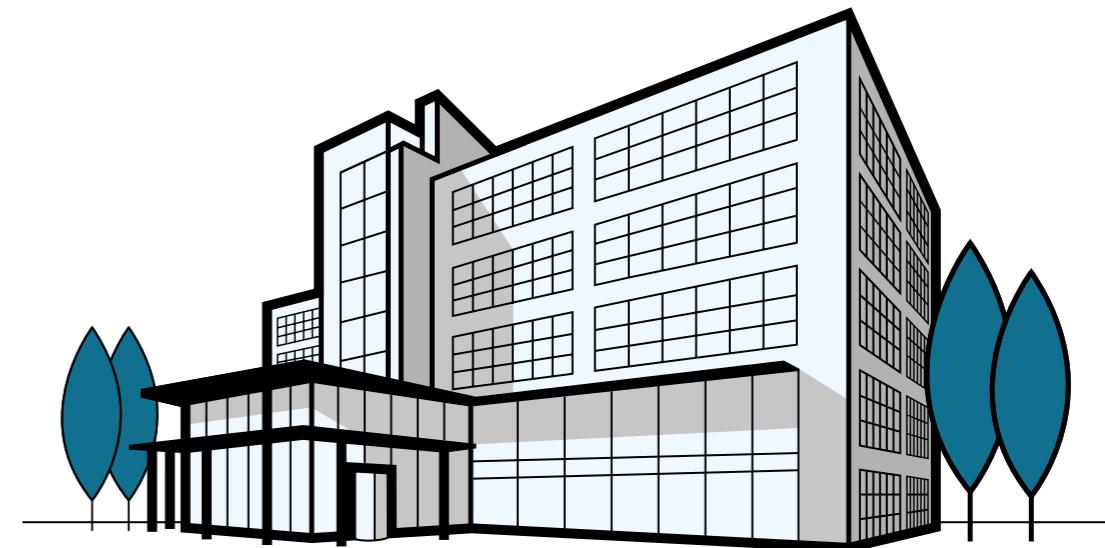


# TEMPLE POINT

TEMPLE QUARTER | BRISTOL

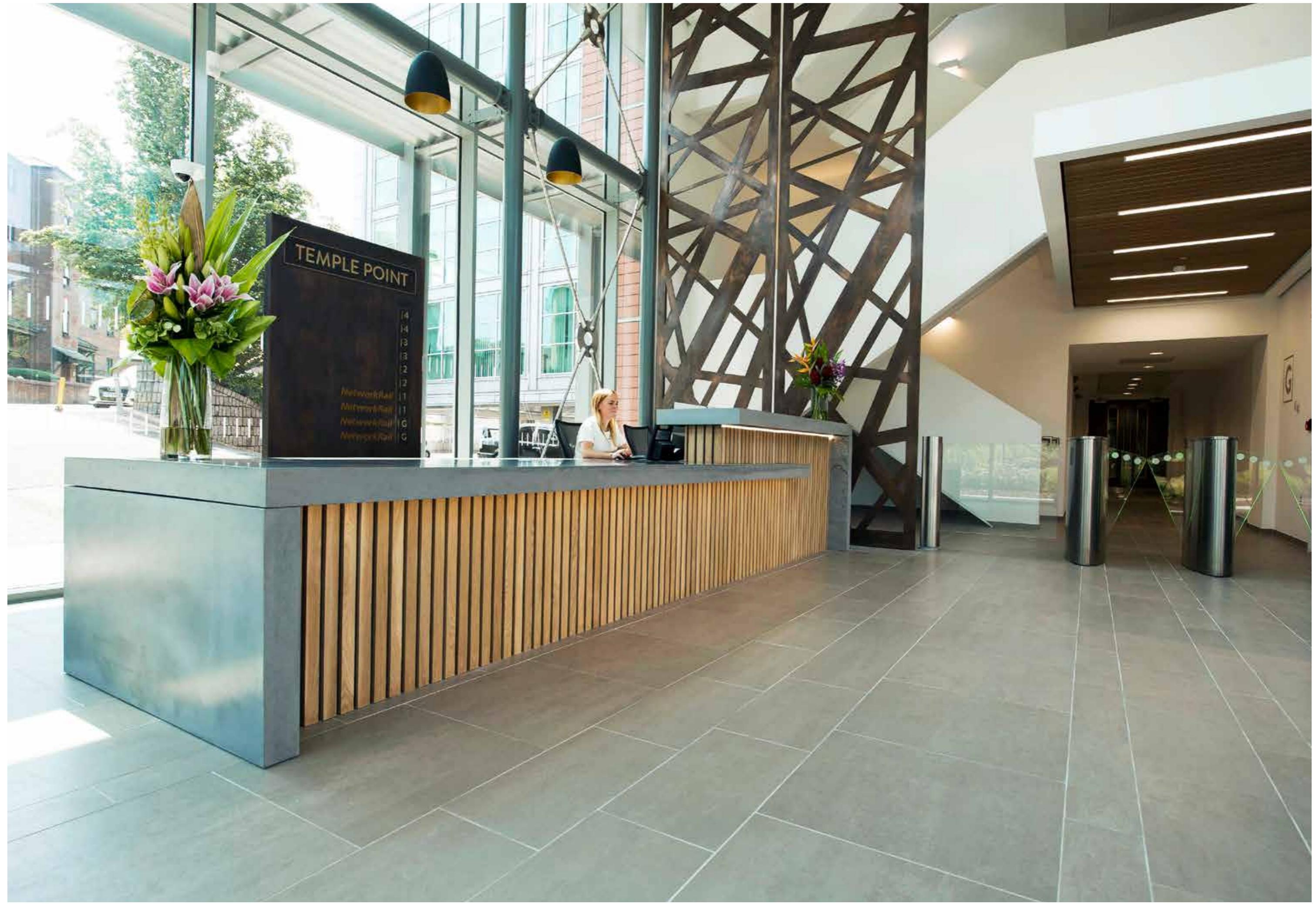
- 1 WELCOME
- 2-3 TEMPLE POINT – OUTSIDE
- 4-9 TEMPLE POINT – INSIDE
- 10-11 SCHEDULE OF AREAS
- 12 GROUND FLOOR PLAN
- 13 SECOND FLOOR PLAN
- 14 THIRD FLOOR PLAN
- 15 FOURTH FLOOR PLAN
- 16-17 DETAIL & FINISHES
- 18-19 BRISTOL WELLBEING
- 20-21 TEMPLE QUARTER MAKE-OVER
- 22-23 TEMPLE QUARTER
- 24-25 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



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.
- 🅿 GENEROUS CAR PARKING AND DEDICATED CYCLE STORAGE WITH CHANGING FACILITY ON THE GROUND FLOOR.
- 🕒 TEMPLE POINT IS AN IMPORTANT PART OF BRISTOL'S PRIME TEMPLE QUARTER WITHIN THE EXTENDED ENTERPRISE ZONE.









# SCHEDULE OF AREAS

TEMPLE POINT

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



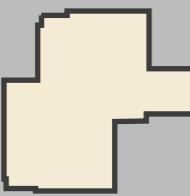
④ **FOURTH FLOOR**  
16,630 SQ FT – 1,545 SQ M

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

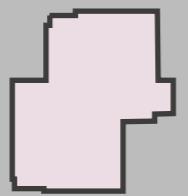
② **SECOND FLOOR**  
16,597 SQ FT – 1,542 SQ M

① **FIRST FLOOR**  
LET

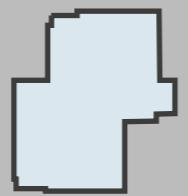
G **GROUND FLOOR**  
LET



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

## GROUND FLOOR

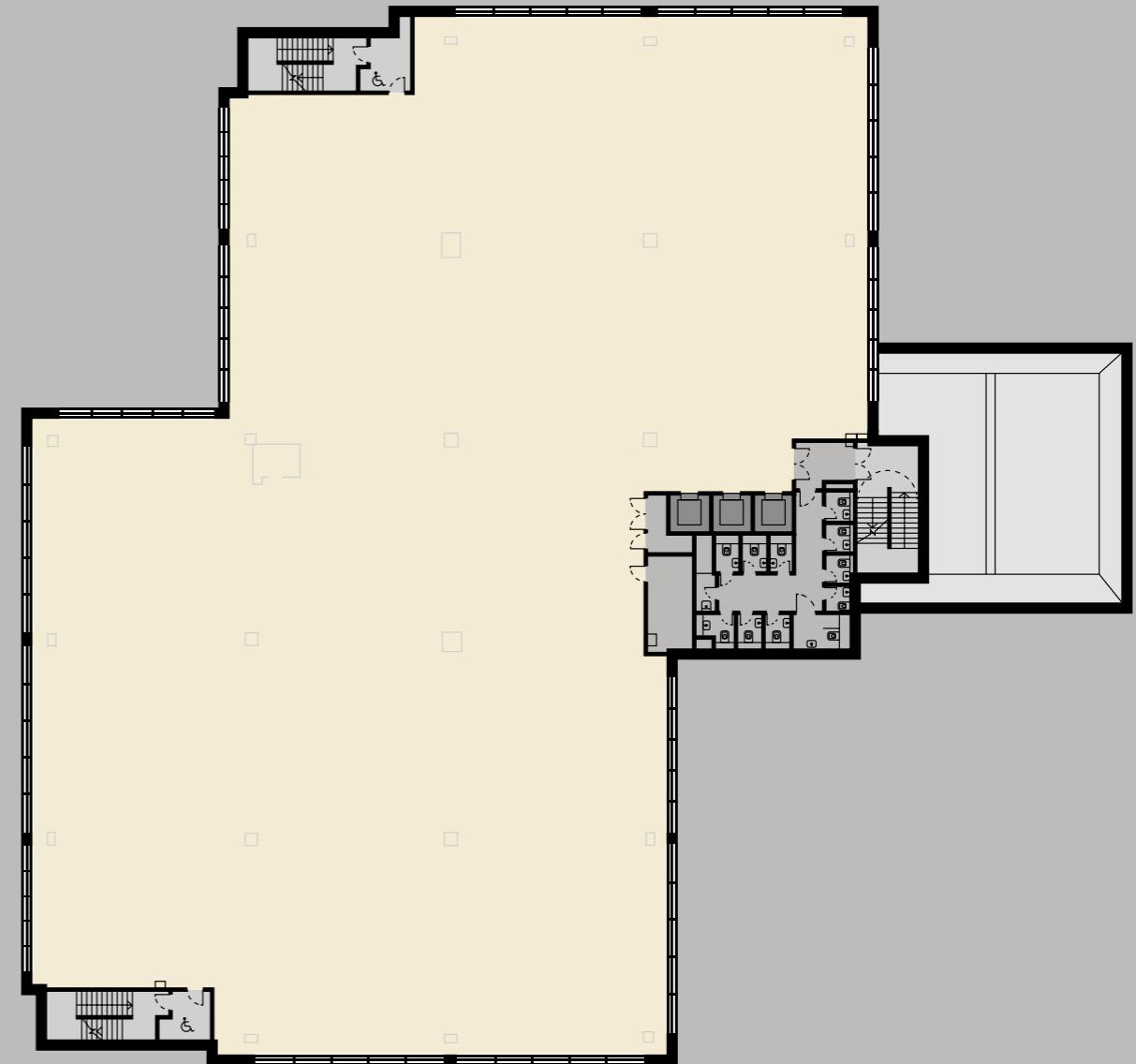
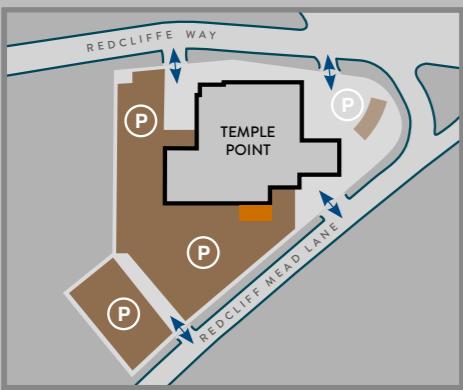
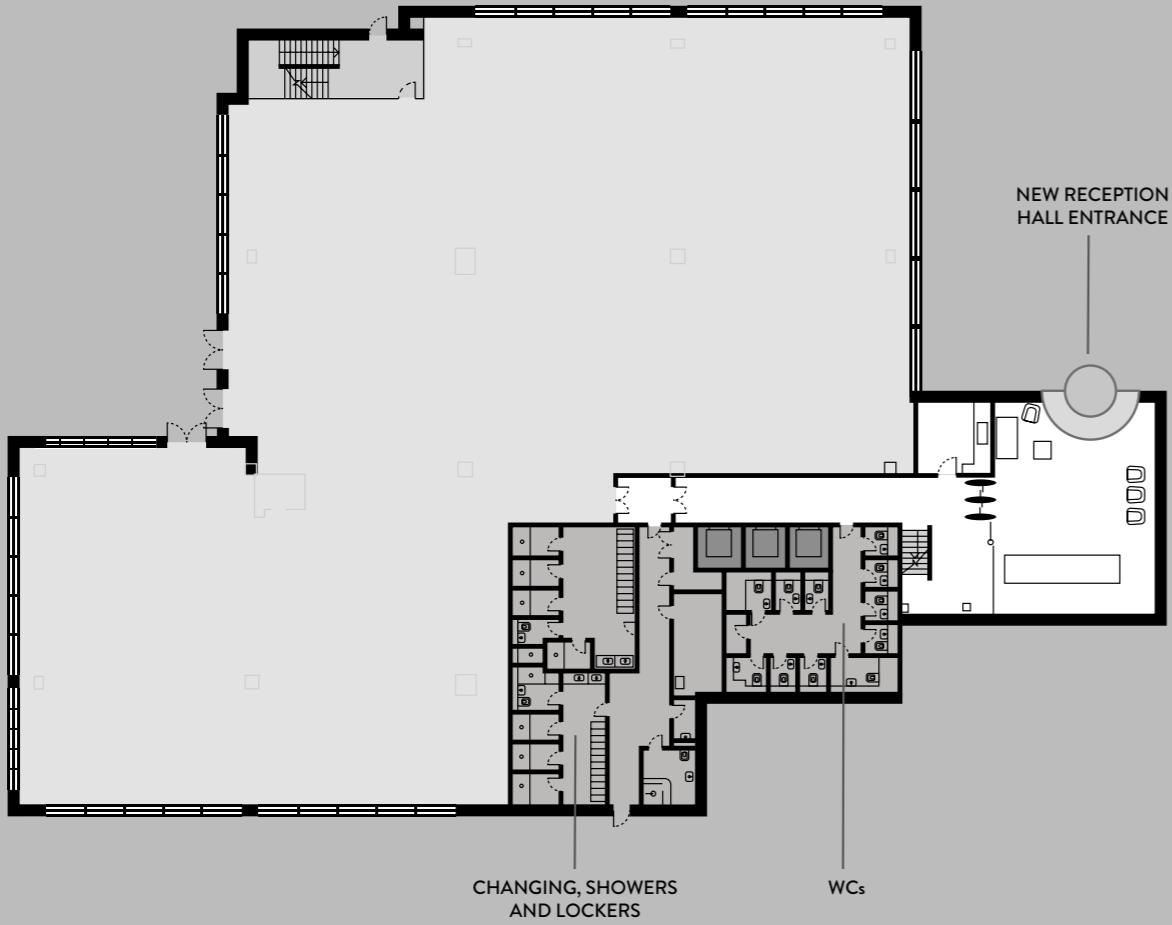
LET

G

## SECOND FLOOR

2

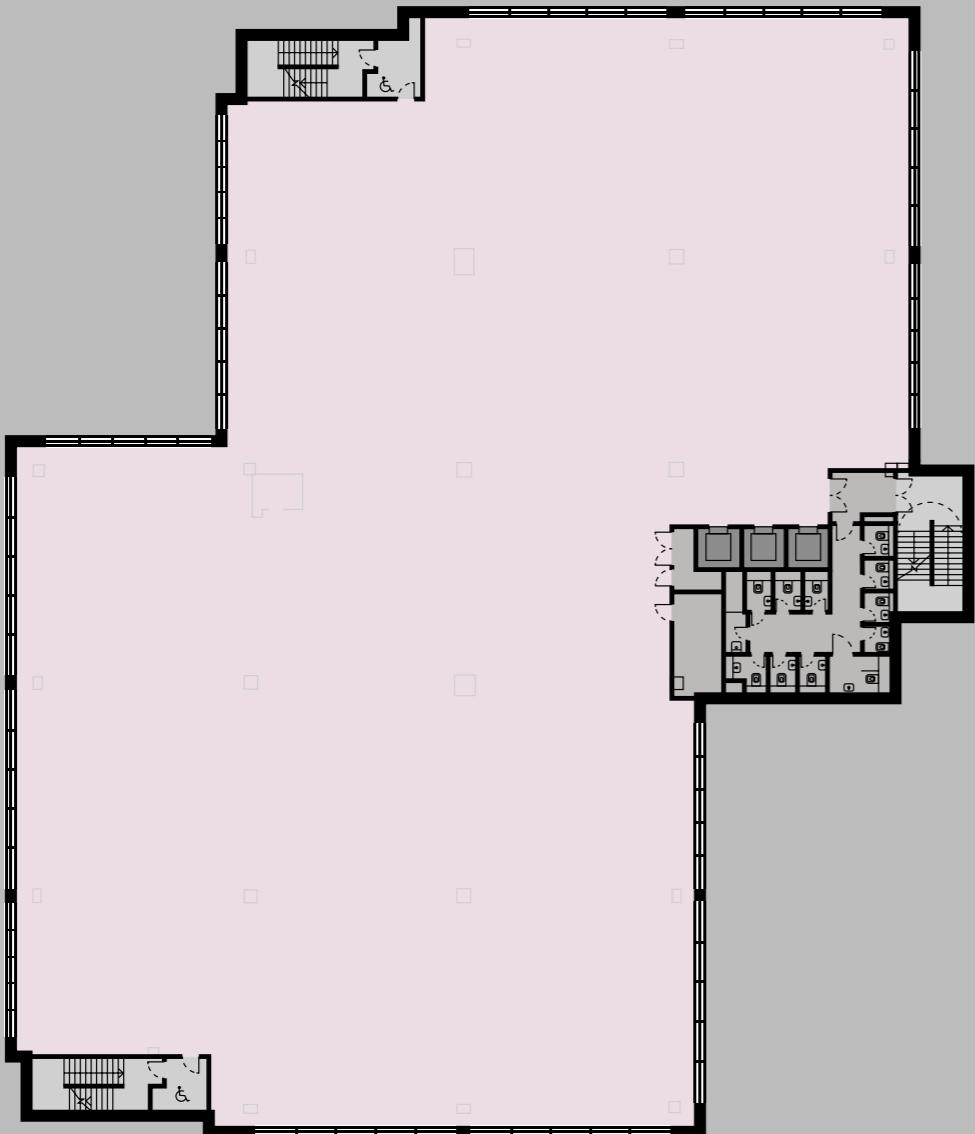
16,597 SQ FT – 1,542 SQ M



## THIRD FLOOR

16,597 SQ FT - 1,542 SQ M

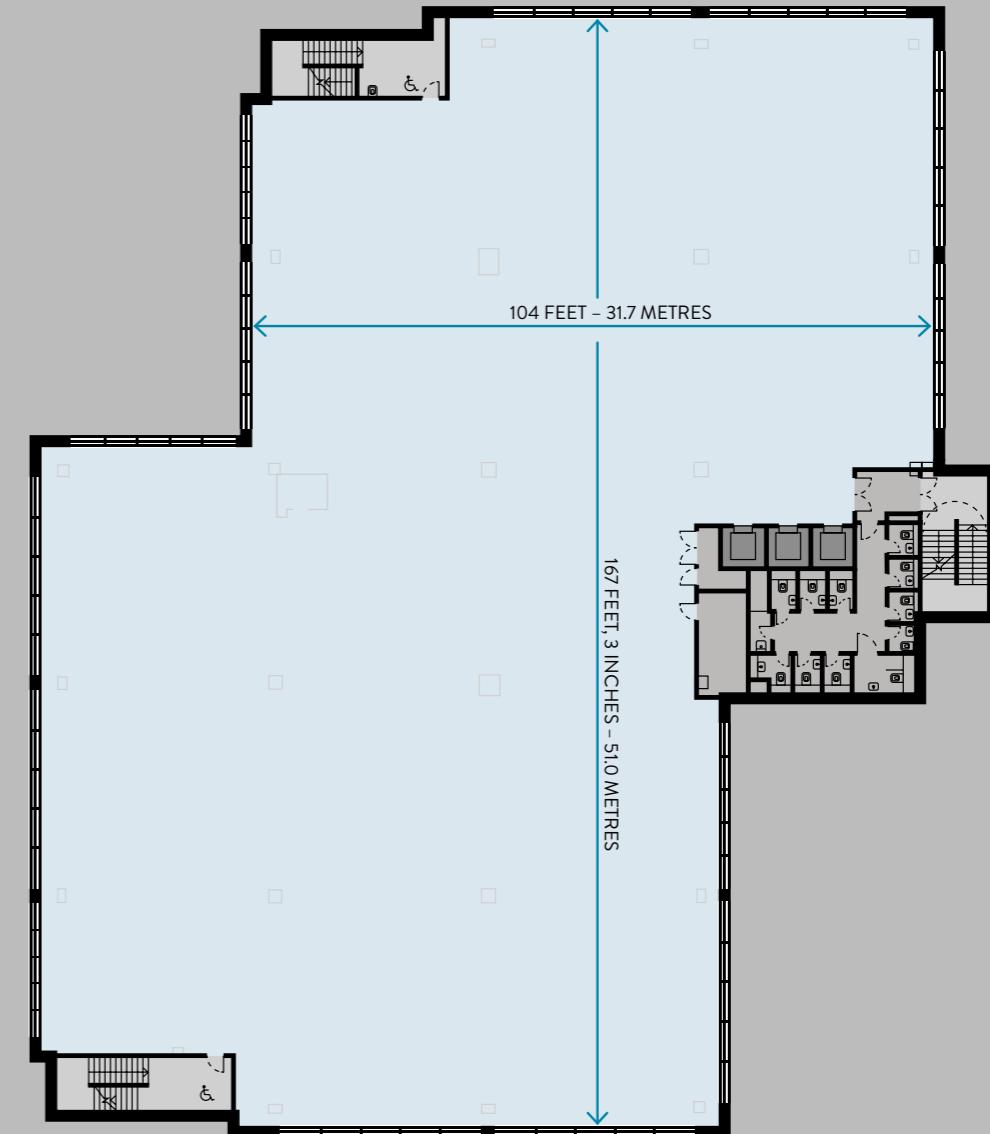
③



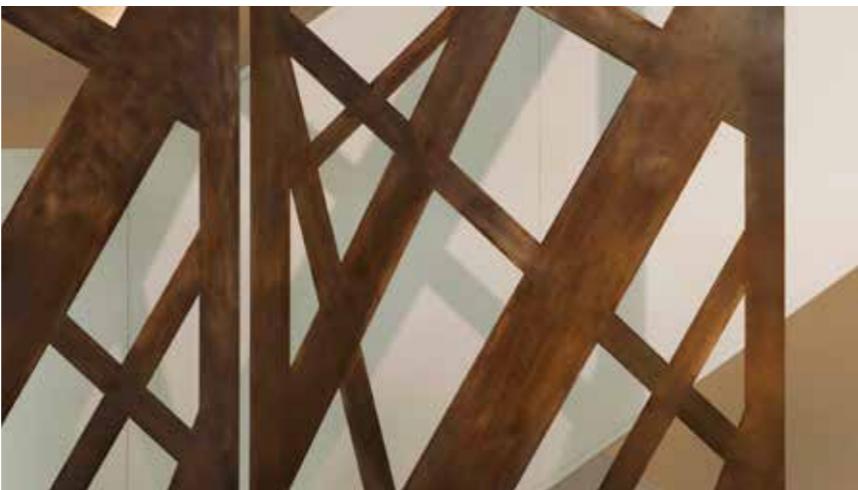
## FOURTH FLOOR

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.

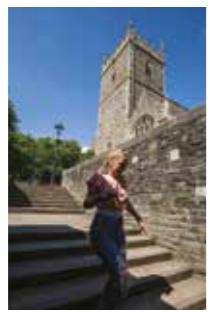


The new, remodelled reception hall features a striking bespoke bronze screen by artists Grace and Webb and bespoke furniture that defines the lounge waiting areas. Warm, natural tones are themed throughout the building, extending into WC, shower and changing areas.



- 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

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.

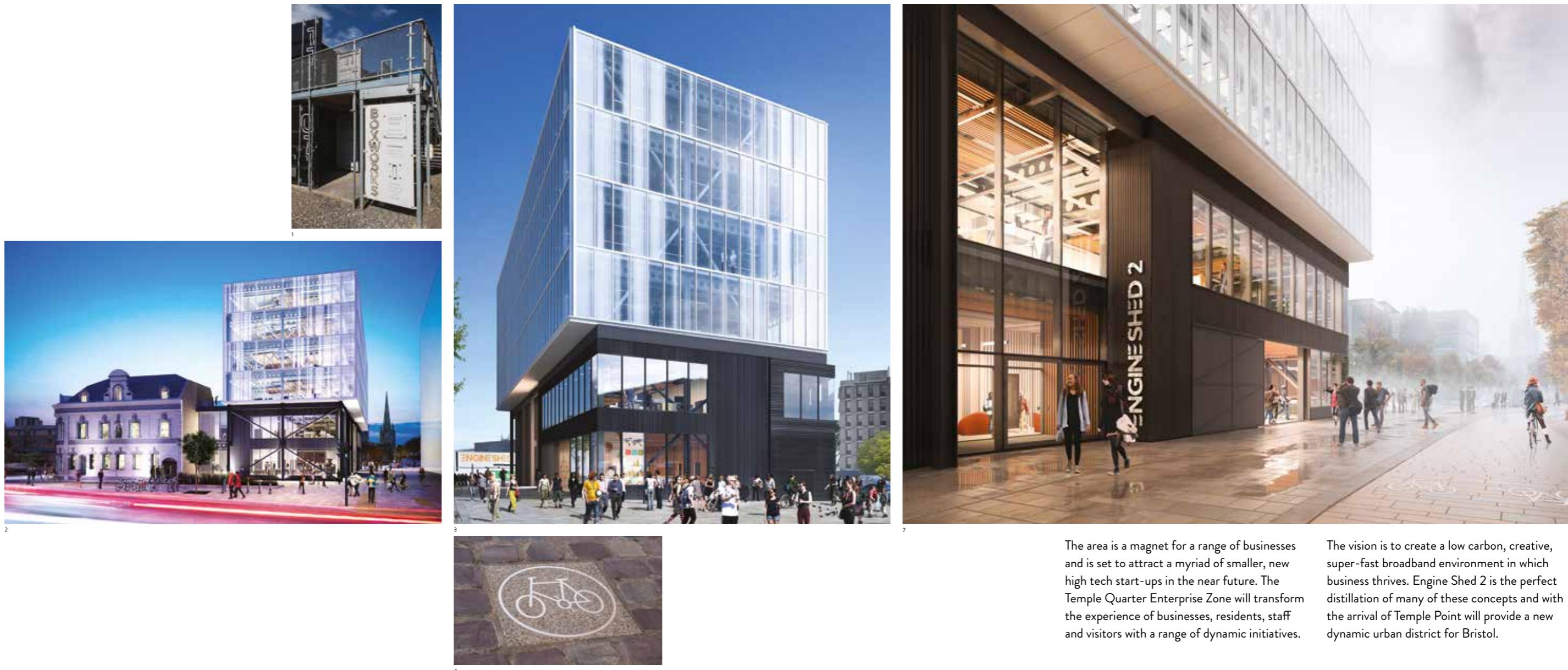


TEMPLE POINT IS WITHIN THE RECENTLY APPROVED ENTERPRISE ZONE EXTENSION WHICH WILL OFFER NEW OCCUPIERS FINANCIAL INCENTIVES\*.



- 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.

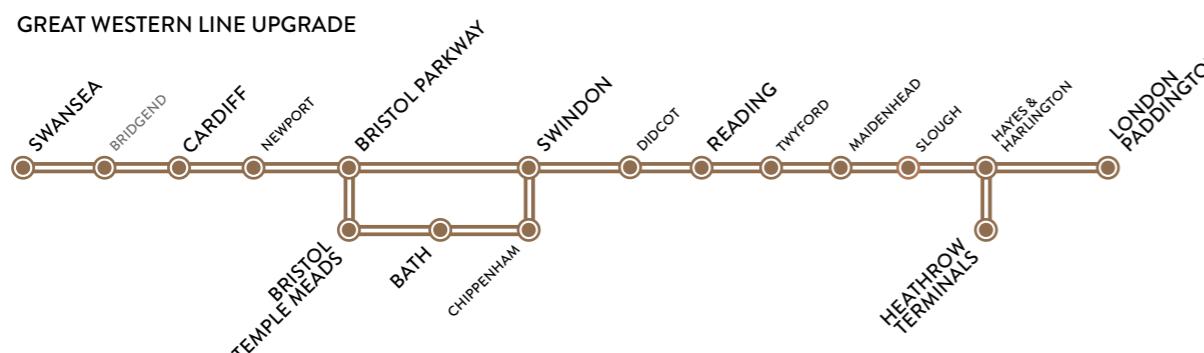
The vision is to create a low carbon, creative, super-fast broadband environment in which business thrives. Engine Shed 2 is the perfect distillation of many of these concepts and with the arrival of Temple Point will provide a new dynamic urban district for Bristol.

## 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.



	ROAD	
London	2 hours	6 mins
Birmingham	1 hour	42 mins
Manchester	3 hours	11 mins
Reading	1 hour	24 mins
Cardiff		55 mins
Southampton	1 hour	54 mins
Leeds	3 hours	31 mins
Exeter	1 hour	35 min
From Bristol Central		

	AIR	
London	1 hour	20 mins
Paris	1 hour	20 mins
Frankfurt	1 hour	40 mins
Barcelona	2 hours	5 mins
Edinburgh	1 hour	10 mins
Rome	2 hours	35 min
Amsterdam	1 hour	20 mins
Berlin	2 hours	10 mins
Glasgow	1 hour	15 mins
From Bristol Airport		

	RAIL	
London	1 hour	37 mins
Birmingham	1 hour	21 mins
Manchester	2 hours	58 mins
Reading	1 hour	6 mins
Cardiff		49 mins
Southampton	1 hour	41 mins
Leeds	3 hours	30 mins
Exeter		56 mins
From Bristol Temple Meads		

<b>Next fastest</b> <b>Train to</b>	<b>Next fastest</b> <b>Train to</b>	<b>Next fastest</b> <b>Train to</b>	<b>18:27</b> <b>On time</b> <b>Weston-super-Mare</b>	<b>18:30</b> <b>On time</b> <b>via Birmingham New St</b>
Bournemouth 18:47	Gloster 18:34	Sheffield 18:30	Calling at: Page 1 of 1 Bedminster, Parson Street, Nailsea & Bedwell, Yatton, Morle, Weston Milton & Weston-super-Mare.	Calling at: Page 1 of 1 Bristol Parkway, Cheltenham Spa, Birmingham New St, Tewkesbury, Derby, Chesterfield, Sheffield, Wakefield Westgate & Leeds.
Bath Spa 18:30	Highbridge & Burn 18:36	Southampton Cl 18:23	Formed of 2 coaches GWR service	Formed of 4 coaches 1st class in CrossCountry
Bedminster 18:27	Keynsham 18:32	Staple in Road 18:47		
Birmingham New St 18:30	Lawrence Hill 18:47	Stockport 18:00		
Bradford-for-Br 18:52	Leeds 18:30	Stoke on Trent 18:00		
Bridgwater 18:56	London Paddington 18:30	Swindon 18:30		
Bristol Parkway 18:30	Montpelier 18:47	Taunton 18:44		
Can & Dursley 18:34	Raiabe & Bedwell 18:27	Trowbridge 18:52		
Cardiff Central 18:54	Newcastle 18:29	Warrminster 18:23		
Chester 18:30				
Chipping Norton 18:30	Berport 18:54	Westbury 18:52	<b>18:34</b> <b>On time</b> <b>Worcester Shrub Hill</b>	<b>18:44</b> <b>On time</b> <b>Penzance</b>
Clifton Down 18:47	Newton Abbot 18:44	Weston-super-Mare 18:27	Calling at: Page 1 of 1 Filton Abbey Wood, Bristol Parkway, Exeter St Davids, Newton Abbot, Totnes, Cheltenham Spa, Redruth & Worcester Shrub Hill	Calling at: Page 1 of 2 Taunton, Tiverton Parkway, Exeter St Davids, Newton Abbot, Totnes, Plymouth, Liskeard, Bodmin Parkway, Lostwithiel, Par, St Austell, Truro, Formed of 5 coaches CrossCountry
Dawlish 18:47	Oldfield Park 18:52	Heworth 20:49		
Derby 18:30	Plymouth 18:44	Holsworthy 19:00		
Dicot Parkway 18:30	Fortsouth Harbour 18:23	Horchester Shrub Hill 18:34		
Exeter St Davids 18:44	Reading 18:30	Morle 18:27		
Fareham 18:23	Redland 18:47	Yate 18:34		
Filton Abbey Wood 18:34	Ronsey 18:23	Yatton 18:27		
Freshford 18:52	Salisbury 18:23	York 18:29		
Frone 18:43	Severn Beach 20:34	Severn Tunnel Jct 18:54		



# CITY NEIGHBOURS

TEMPLE POINT

## 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

## 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

## LEGAL

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

## BARS / PUBS

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

## HOTELS

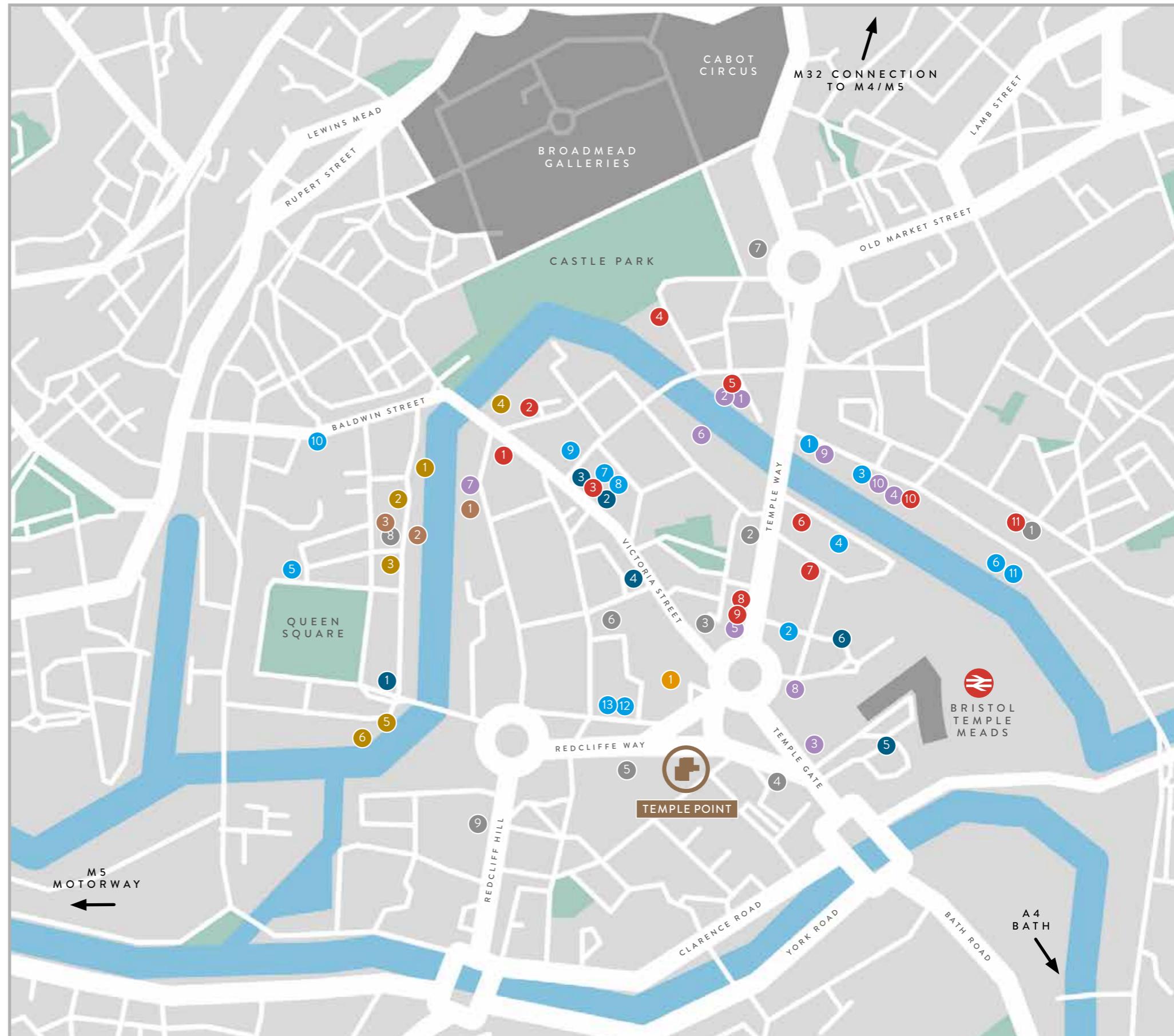
- 1 HOTEL IBIS
- 2 HILTON GARDEN INN
- 3 NOVOTEL
- 4 HOLIDAY INN EXPRESS
- 5 DOUBLETREE BY HILTON
- 6 TRAVELODGE
- 7 MARRIOTT CITY CENTRE
- 8 PREMIER INN
- 9 MERCURE

## 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

## 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 1:8m<sup>2</sup> occupational density.

Heating and cooling designed at 1:10m<sup>2</sup> 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 1:8m<sup>2</sup>.

### 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

Up to 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/m<sup>2</sup>.

## 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

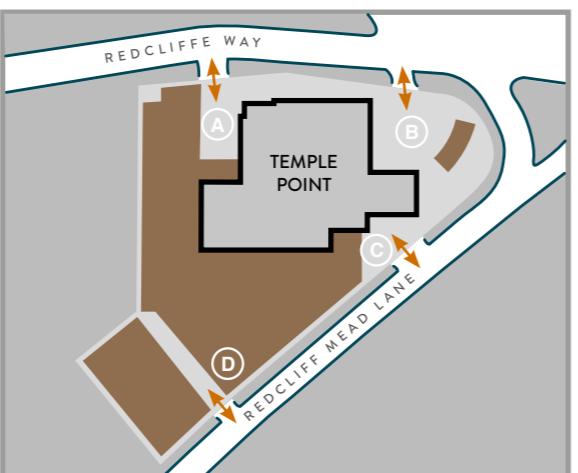
ADDRESS: TEMPLE POINT  
REDCLIFFE WAY  
BRISTOL  
POSTCODE: BS1 6NL

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

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

## AGENTS



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## AN INVESTMENT BY



TEMPLEPOINTBRISTOL.COM

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Date: January 2019