



ASSEMBLY
BRISTOL

BUILDING 3

CHEESE LANE, BRISTOL BS2 0JJ



WHERE IT ALL COMES TOGETHER

Assembly is where it all comes together. Prime waterfront position and city centre location. Beautiful landscaping and abundant outdoor spaces. Fresh perspectives and stunning rooftop views. Flexible floorplates and natural light. Sustainable design and genuine wellbeing focus. A vibrant community and a connected future. It's a truly unique workplace for our city, made for the people and made for Bristol.

ASSEMBLY BRISTOL

Assembly Bristol comprises three new office buildings - offering a variety of spaces and floorplate sizes. Its waterfront setting and landscaped areas provide a major new public space with access to Temple Way. Perfectly placed for transport, leisure and retail, the development is just a short walk from Temple Meads Station, Cabot Circus and the thriving Old City.

KEY FEATURES



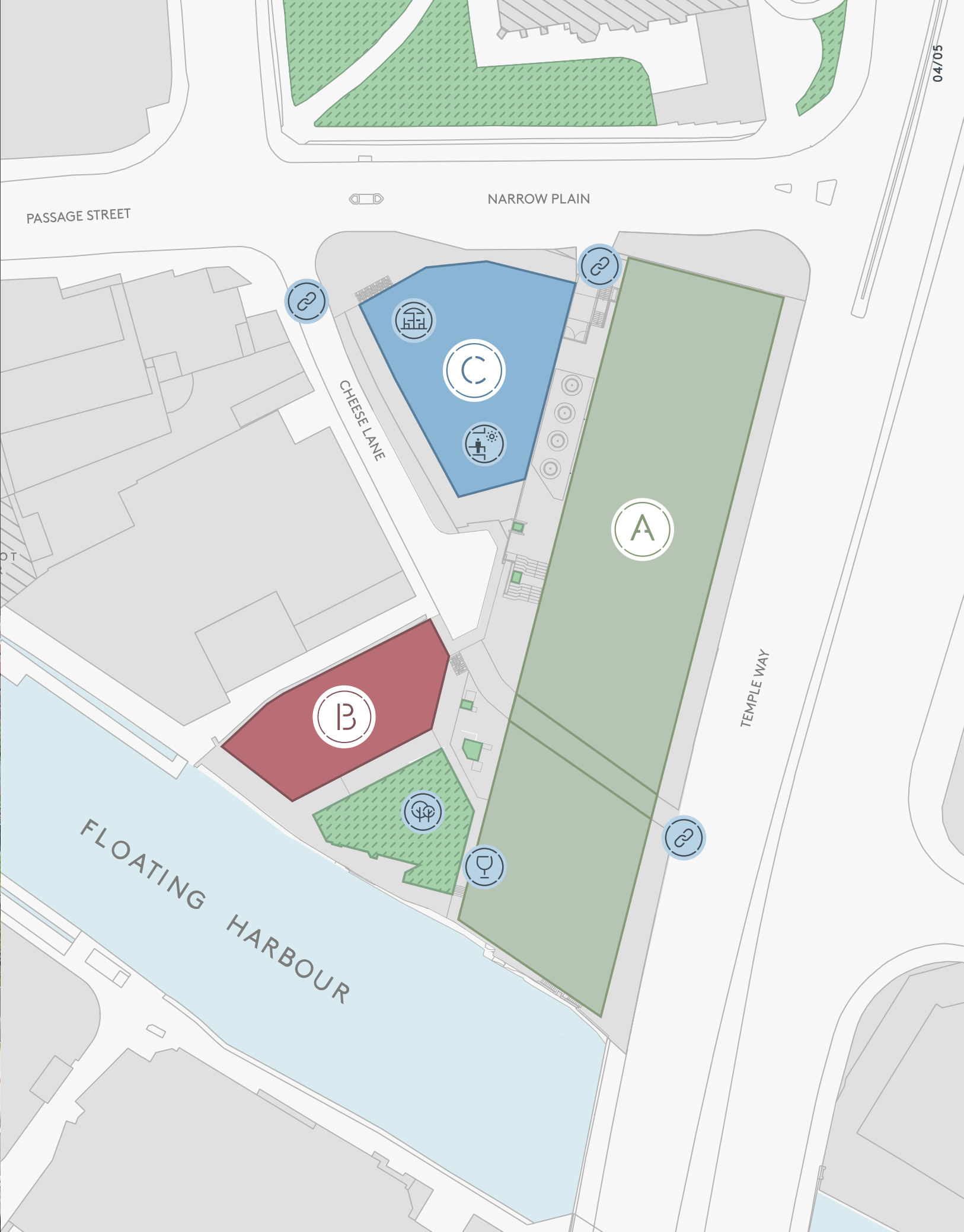
WATERSIDE COFFEE SHOP / RESTAURANT
An operator will be selected for the waterside café / restaurant unit as part of Building A, which includes an external patio area.



LANDSCAPED WATERFRONT PARK
The public realm will provide a spectacular new waterside park to enjoy, and a new destination for Bristol.



RECONNECTING THE CITY
Assembly's new walkways will link Cheese Lane with Temple Way as well as various other connections from Narrow Plain and Tower Hill.








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 five minute walk away, for regular services to London and the rest of the UK. The site is well served by various bus routes, including a new Metrobus. And with Bristol being the UK’s first ‘cycle city’, major provision has been made for cyclists within the design of the development.

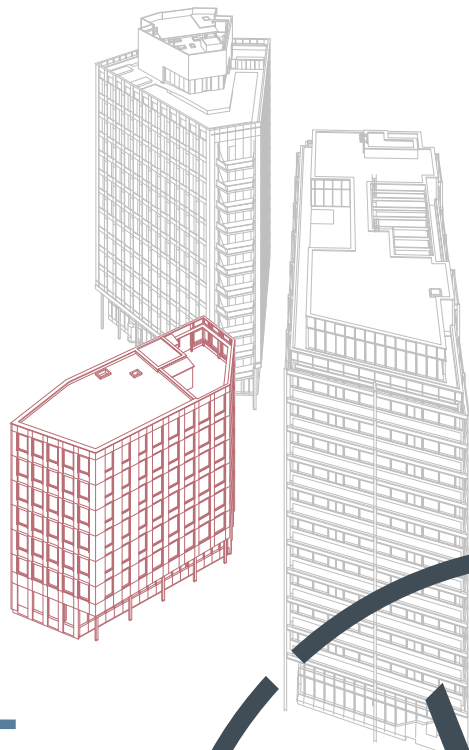


KEY

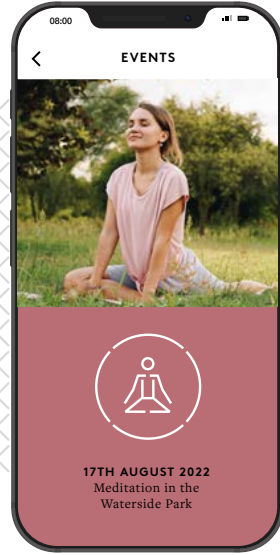
-  PARKS
-  SHOPPING
-  RESTAURANTS
-  BARS
-  HOTELS

LOCAL BUSINESSES

- | | | | |
|--|---|---|--|
| 1 CABOT CIRCUS
Wagamama
Côte
Pizza Express
House of Fraser
Mullberry | 3 CORN STREET
Bristol Harbour Hotel & Spa
Clayton Hotel
Dirty Martini (Cocktail bar)
The Cocktail Club | 5 ST NICHOLAS MARKET
Pieminister
Juice bar
Salad bar
Caribbean Wrap
Eat-a-Pitta
The Rummer (Bar) | 7 FINZEL'S REACH
Left Handed Giant (Bar)
Bocabar
The Wellhead (Bar)
Premier Inn - hotel
Spicer & Cole (Café) |
| 2 WATERFRONT
Bridge Inn (Pub) | 4 VICTORIA STREET
Tesco Express
Pret A Manger
Friska (Café) | 6 NEW KINGSLEY ROAD
Sainsbury's Local | 8 GLASS WHARF
Double Puc Café
Veeno (Bar) |

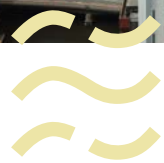
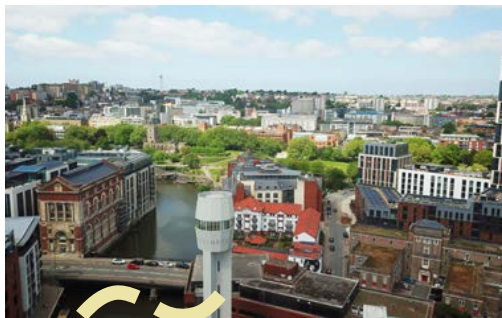


COMMUNITY



Assembly is more than a workplace. It's a new community for Bristol, with regular waterside events, beautiful public spaces and a restaurant open to everyone.

WORKPLACE



Assembly is where everything comes together to create something special for our city. Sitting proudly on the waterfront in the heart of Bristol, it's an endlessly inspiring place to work.



ENVIRONMENT



Designed to help your team stay healthy and happy, Assembly is a development where wellbeing comes built in. Our waterside setting lifts the spirits, with its relaxing park and bustling event spaces.



Assembly’s distinctive colour palette and contemporary aesthetic immediately set it apart. Incorporating modern methods of construction and design, the development combines superb quality with excellent efficiency and impressive sustainability. Thoughtful material choices and exposed finishes not only help reduce future waste, but also deliver a 26% carbon saving over other new build developments in Bristol. It’s a workplace built for today, and ready for tomorrow.

UNIQUE DESIGN



TOTALLING
28,159 SQ FT
OVER 7 FLOORS

Assembly is designed to bring joy to your team, in a thriving workplace focused on staff wellbeing, health and productivity. Building B offers a total of 28,159 sq ft over 7 levels, with whole floors from 1,700 to 4,500 sq ft, plus flexible floorplates. Generous ceiling heights and full-length windows deliver ample natural light and impressive views across the park and waterfront. Perfectly positioned within Assembly, Building B’s entrance and reception directly face the spectacular waterside public park and Floating Harbour. This smart development also features a cutting-edge app to maximise the building’s efficiency and build a flourishing connected community.



Sitting proudly on the waterfront in the heart of Bristol, Assembly is much more than simply a workplace. It's a new community for Bristol, with regular waterside events, beautiful public spaces and a restaurant that is open to all. This is a place that nurtures togetherness and enriches our city's culture, where you'll be inspired to connect, collaborate and create.

WATERFRONT COMMUNITY

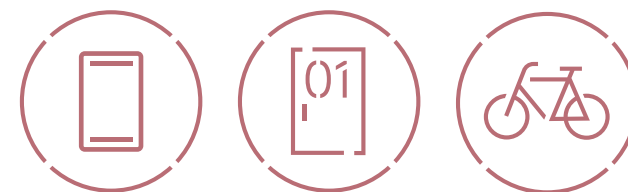


Relax in our beautifully landscaped park; home to 3,200 plants, 29 trees and 1,300 bulbs. Meet for lunch at our podium, where market stalls and food vans buzz with activity. Check out the vibrant social scene through Assembly's 'Smart Spaces' app, which connects everyone to our thriving programme of events across our spaces.



Building B offers a rare opportunity to buy or lease a high profile 'own front door' office building in the heart of Bristol. Whilst the building is also initially available on a floor-by-floor basis, there's also the possibility for a single occupier to take advantage of Building B's self-contained design, and take exclusive control of the whole building and its powerful branding opportunities.

EXCLUSIVE OWNERSHIP



With its commanding waterfront location bordered by the spectacular waterside park and Floating Harbour, Building B is perfectly positioned to make a statement for your company. With 28,159 sq ft of space, this self-contained building also has an unrivalled micro-position within the Assembly development, and represents the final piece of this impressive 320,000 sq ft urban development. Exclusive ownership will provide a unique branding opportunity, with the ability to apply high profile signage with excellent visibility, right at the centre of Bristol's exciting regenerated waterside.

SUSTAINABILITY & CONNECTIVITY

Designed with the future in mind, Building B offers excellent eco credentials and first-class connectivity including ‘SmartScore rating’ and ultra-fast Broadband. From its inception, Assembly has used modern design and construction methods to deliver quality, efficiency and sustainability. This includes a ‘kit of parts’ approach, minimising building elements, maximising those made off-site, using materials efficiently to reduce carbon, and building to reduce future waste. Our cutting-edge approach has already delivered a 26% saving on carbon emissions compared to other new build office developments in Bristol, while Assembly’s impeccable green credentials promise future running cost efficiencies for occupiers.

We have teamed up with Telkom to bring you dedicated ultrafast internet installed and ready from the day you move in. Say goodbye to waiting.



SMARTSCORE RATING



BRISTOL A CITY OF THE FUTURE & ‘SMART CITY’ LEADER



ULTRAFAST BROADBAND AVAILABLE FROM DAY 1



ASSEMBLY BRISTOL OFFERS A WEALTH OF CONNECTIVITY TO THE SITE, WITH NUMEROUS INTERNET SERVICE PROVIDERS



WWW.BRISTOLISOPEN.COM



Building B’s sustainability strategy complements smart systems with passive design measures, to limit dependency on ‘add-on’ solutions. These will maximise user comfort and control whilst minimising energy use and running costs.



BREEAM ‘EXCELLENT’ RATING



EPC – TARGETING A



TENANTS CAN CERTIFY THEIR SPACES UNDER THE WELL FRAMEWORK



MEETS BEST PRACTICE FOR RIBA 2030 CLIMATE CHALLENGE TARGETS

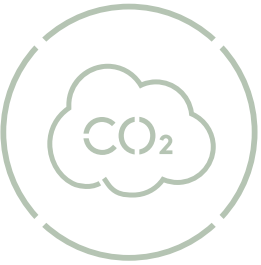


ENVIRONMENTS ARE CONTROLLED BY ALL ELECTRIC REVERSIBLE AIR SOURCE HEAT PUMPS



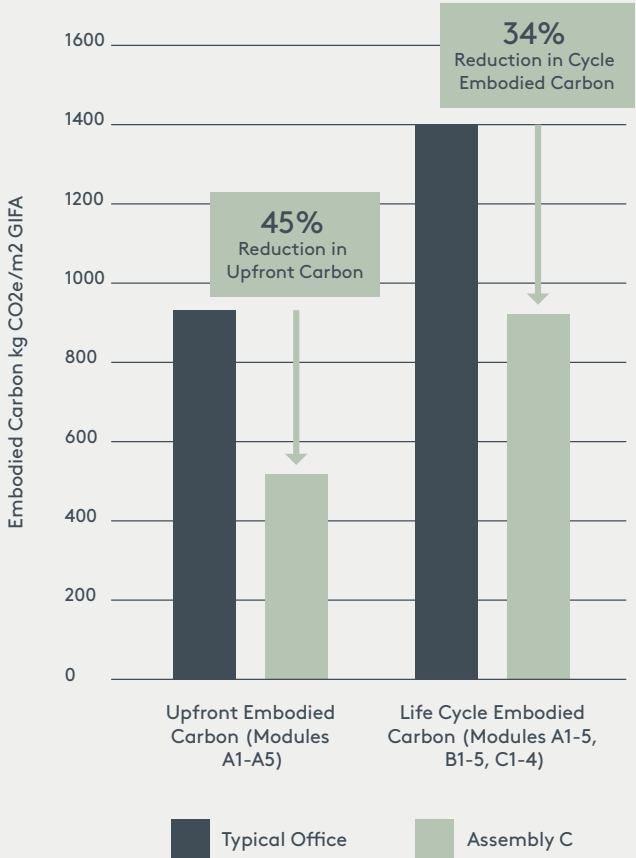
EFFICIENCY

- Assembly’s ‘kit of parts’ approach to the structure will deliver a 26% reduction in upfront embodied carbon compared to other new office buildings in Bristol
- The offsite MMC approach is estimated to reduce site stage emissions by 56tonnes CO₂e
- 75% of the structure is visible with no cosmetic finishes providing two new stunning buildings to compliment the Bristol skyline



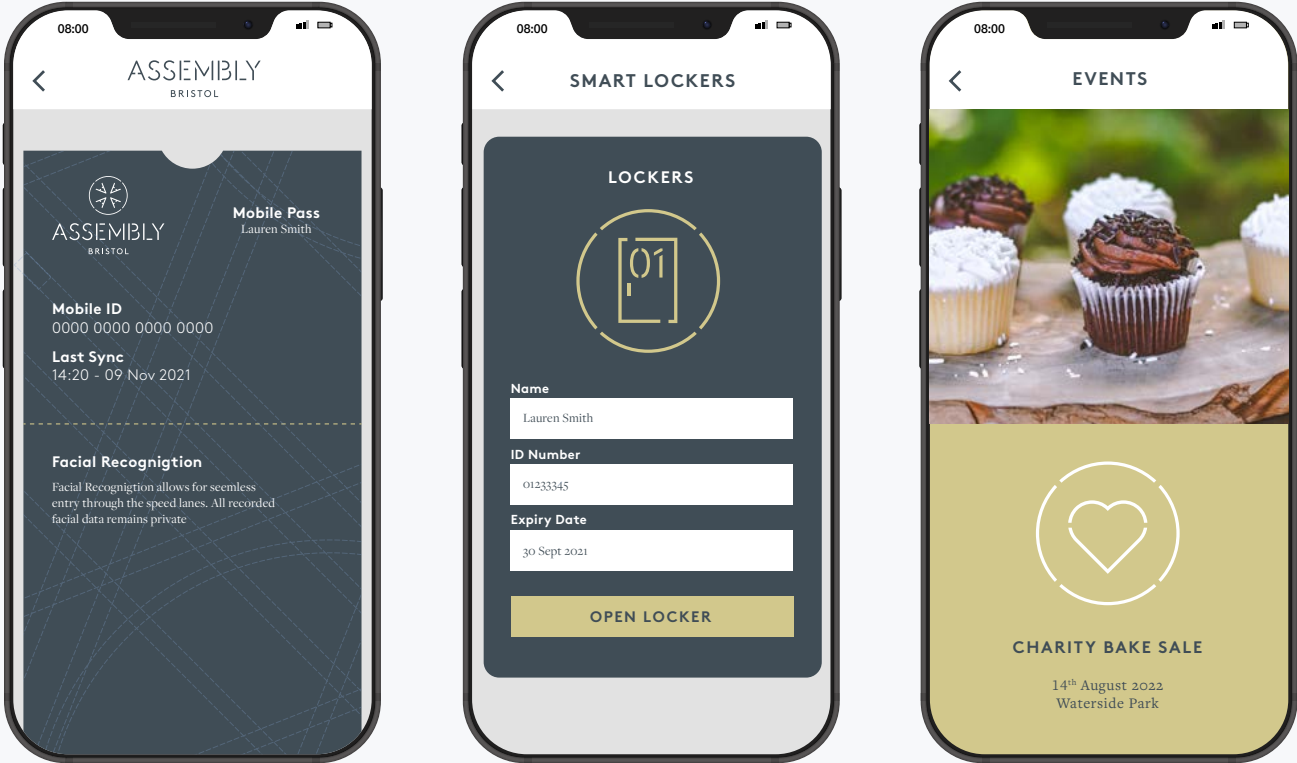
SUSTAINABILITY

- Upfront embodied carbon predicted to be nearly 10% lower than LETI ‘best practice’
- 5,446 tonnes embodied carbon saved compared with a typical office, that’s equivalent to growing trees on an area three times the size of Bristol’s Castle Park
- Life cycle carbon predicted to be 34% lower than typical new build office



A SMART BUILDING

Designed as the ultimate workplace and built using the most advanced construction methods, Building B also offers connection and control via the Assembly app. As well as offering secure and hands-free access, this award-winning ‘smart building’ software lets you control your environment, engage your workplace community, and conduct every aspect of your working day, all from your mobile device.



The Assembly App will help streamline visitor process handling, help foster community engagement, connecting to estate concierge, improve building management and provide powerful data analytics so you can be better informed about the building.



WELLNESS

At Assembly, wellbeing comes built in. With its relaxing park and bustling event spaces, the waterside setting instantly lifts the spirits. The unique design and use of colour promotes occupier delight and wellness - through better engagement with the building - helping you to attract the best talent. With three beautifully landscaped green areas to enhance biodiversity, a public restaurant in Building A, and excellent provision for your two-wheeled commute, it's all set for an excellent work/life balance. Building B is 'Well Enabled', making it easy for you to apply for Well Certification and reflect your commitment to staff wellbeing.



FRESH AIR RATES EXCEED REGULATIONS, WITH MECHANICAL VENTILATION ALSO INCLUDING FILTRATION



NATURAL VENTILATION VIA OPENABLE WINDOWS CAN BE UTILISED



GENEROUSLY PROPORTIONED WINDOWS WITH LARGE OPENING SECTIONS, TO CREATE A WORKING ENVIRONMENT WITH PLENTY OF NATURAL DAYLIGHT AND FRESH AIR



WELL "ENABLED"



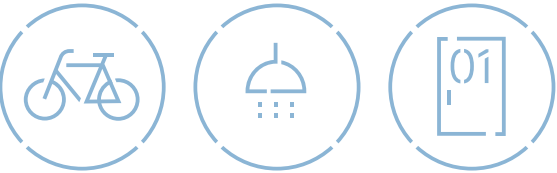
PLANTING INCLUDES 29 TREES OF 5 DIFFERENT TYPES AND 35 DIFFERENT PLANT SPECIES INCLUDING 3,200 PLANTS AND 1,300 BULBS



CYCLING & CHANGING

Cyclists are all well catered for at Assembly Bristol, with showers, changing room, lockers, drying/airing stations, secure cycle storage and Brompton bike lockers.

Assembly Bristol also offers a Brompton Hire facility with 8 fold up bikes ready for public hire, together with a further 42 public cycle spaces on the estate.



CYCLE STORE HAS A DEDICATED ENTRANCE ACCESSED FROM CHEESE LANE



18 DOUBLE STACKED BIKE RACKS PROVIDING 36 SECURE PARKING SPACES



SECURE CYCLE STORE HAS DIRECT ACCESS TO THE REAR ENTRANCE AND INTO THE 36 LOCKER CHANGING FACILITIES



4 SELF CONTAINED SHOWERS, ONE OF WHICH HAS DISABLED ACCESS



42 VISITOR SPACES ARE PROVIDED ON THE ESTATE TOGETHER WITH A BROMPTON HIRE LOCKER



ELECTRIC BIKE CHARGING POINT AND A BIKE MAINTENANCE AREA



PLANS AND SPECIFICATION

Building B is arranged over 7 levels, with availability from 1,700 sq ft on the ground floor, to whole upper floors of 4,500 and 2,700 sq ft. Furthermore, the entire building of 28,000 sq ft is currently available for a single occupier. In addition to its dedicated office space, the ground floor also includes the impressive reception area, cycle storage, showers, changing rooms and lockers.



BUILDING B: TYPICAL UPPER FLOOR

BUILDING B: PROPOSED FLOOR AREAS	SQ FT	SQ M
6TH FLOOR	2,710	252
5TH FLOOR	4,539	422
4TH FLOOR	4,539	422
3RD FLOOR	4,539	422
2ND FLOOR	4,539	422
1ST FLOOR	4,539	422
GROUND FLOOR	1,699	152
RECEPTION	1,055	98
TOTAL	28,159	2,618

APPROXIMATE NET INTERNAL AREAS



RECEPTION

1,055 SQ FT / 98 SQ M



FIRST - FIFTH FLOOR

4,539 SQ FT / 422 SQ M



GROUND FLOOR

1,699 SQ FT / 158 SQ M



SIXTH FLOOR

2,710 SQ FT / 252 SQ M



SPACEPLAN 1



OCCUPATIONAL DENSITY OF 1 PERSON PER 8 SQ M

SPACEPLAN 2



OCCUPANCY @ 1:8 SQ M
OTHER OPTIONS AVAILABLE ON REQUEST

SUMMARY SPECIFICATION



FLEXIBLE GROUND FLOOR SPACE



36 CYCLE SPACES, 36 LOCKERS, ELECTRIC BIKE CHARGING POINT AND A BIKE MAINTENANCE AREA



COMMITMENT TO REDUCE ENERGY, WATER AND PAPER CONSUMPTION AND ASSOCIATED CO2 EMISSIONS



BREEAM RATING FOR OVERALL PERFORMANCE OF A NEW CONSTRUCTION: EXCELLENT



4 SELF CONTAINED SHOWERS, ONE OF WHICH HAS DISABLED ACCESS



SMART SPACES ASSEMBLY APP USING THE LATEST IOT TECHNOLOGY



TELCOM - ULTRAFAST BROADBAND ALREADY CONNECTED



TARGET EPC A

RECEPTION

- The main entrance is located at the end of Cheese Lane with automated double doors.
- Highly flexible ground floor space and reception, containing a bespoke reception desk and occupier signage.
- A separate rear entrance will be provided adjacent to the bike store and also connects to the end of Cheese Lane.

OFFICE FLOORS AND CEILINGS

- The design intent has been to maximise the sense of space on the floor plates by omitting as much solid ceiling as possible and exposing the structural soffit.
- Typical floors - 3.25m floor to soffit, 2.8m floor to ceiling if installed, 2.7m to underside of main service distribution route.
- 150mm (nominal) raised access floor
- Opening Windows

OCCUPANCY

- Occupational density of 1 person per 8 sq m
- Means of escape 1 person per 6 sq m

LIFTS

- 2 passenger lifts, one with 21 person capacity (1,600kgs) which will also act as a goods lift and one 13 person which will also act as a firefighting lift.

MECHANICAL SERVICES: OFFICE PERFORMANCE

- Cooling will be provided by VRF air conditioning using soffit mounted fan coil units zoned in accordance with BCO guides.
- Fresh air rates exceed current regulations, heat recovery equipment prevents cross contamination risk. Fresh air will be provided by a centralised air handling unit with thermal recovery located on the roof.
- Sprinklers on every floor

SMART TECHNOLOGY

- Telcom ultrafast broadband already connected
- Smart Spaces Assembly App

ELECTRICAL SERVICES

- LED Lighting: Offices 400 lux (target) at desk level
- Digital lighting control system

WCs & SHOWERS

- WC provision is located in the core and provided as superloos with an accessible WC at every level.
- Secure cycle store has direct access to the rear entrance into the changing and locker facility located on the ground floor.
- 4 self contained showers, one of which has disabled access.

CYCLE FACILITIES

- Cycle store has a dedicated entrance accessed from Cheese Lane with access control automated doors.
- A dedicated shower, changing and locker facility for cyclists.
- 36 cycle spaces, plus 42 visitor spaces on the estate together with a Brompton Hire Locker on Temple Way.

PERFORMANCE

- Sustainable management - The building is to provide a continual commitment to reduce energy, water and paper consumption and associated CO₂ emissions by merit of its design.
- BREEAM rating - Excellent
- EPC - Targeting A
- Well "Enabled"
- SmartScore - Rating

LANDSCAPING OUTSIDE SPACE

- Extensive waterside public realm and new high quality estate landscaping.
- Public art by renowned artist Alex Chinneck.
- The public park will benefit from a mix of traditional paving, concrete and cobblestones together with lush greenery to define the character of the open space.

MADE FOR CLARKE WILLMOTT

In Spring 2023, Building C will be complete and the top 2 floors of the 11 storey building will be let to Bristol law firm Clarke Willmott LLP.



STEPHEN ROSSER
CEO, CLARKE WILLMOTT

“The pandemic has fast tracked our ways of working and transformed the way we operate. As we look forward Clarke Willmott is fully committed to delivering excellently hybrid working. For us this is about facilitating excellent remote working combined with an excellent and appealing office environment in order for staff to enjoy working collaboratively in person with clients and colleagues, whilst also enjoying the culturally important social aspects of work.

We were looking for a space that enabled a significant reduction of our overall space requirement given our plans for hybrid working, at the same time we wanted an office that provides an attractive destination for our staff that they will enjoy working in. More broadly given our environmental commitments, we want an office that delivers on that front too. Assembly C meets and in many ways exceeds all of these requirements.”



MADE FOR BRISTOL

AHMM Architects are responsible for the design of Assembly, working with a local team from their Bristol office.



STEPHEN TAYLOR
DIRECTOR, AHMM

“The place of work is changing, faster than ever and in a direction of travel accelerated by both the pandemic and the climate challenge.

That said, we must not lose sight of the past but build on the innovation and energy of lessons learnt.

At the Assembly Bristol campus we took design initiatives developed on previous projects and pushed them further. Experience gathered from designing new buildings but more importantly the challenges faced when working with older buildings that are repurposed and reinvented. This is where innovation and a move away from a ‘one solution fits all’ approach is best exercised. These projects generate an architecture that is clever, efficient, sustainable and full of delight. To capture this in a new development we self-imposed design principles to do more with less and make everything that you add to the building work its hardest. The idea that architecture comes purely from building structure, services and skin, such that nothing needs to be added and nothing can be taken away. This influenced the design for Assembly A where structure is celebrated, the skin sits behind and the building services become the interior finish. Buildings B and C do the same but take the principle further with the additional initiative for off-site construction.



Columns, beams, floor slabs have been factory made and delivered just in time for assembly on site by a handful of construction personnel and a crane. Tied to this is the vertical circulation core. Storey high boxes of twin-wall concrete with stair flights and windows pre-installed are stacked up by the same method. The structure is then skinned in unitised façade panels, zipped together to provide solar, thermal and visual performance. The result? A consistency in quality and the construction delivered safely and efficiently. The buildings become both manufactured and handmade; achieving more with less.”



MADE FOR BT

Assembly’s first phase, Building A, completed in July 2021. Let in its entirety to BT as part of their ‘Better Workplace Programme’, the building will be a hub for up to 2,500 employees from summer 2022.

GRAEME PATON
BT'S MANAGING DIRECTOR
PROPERTY AND FACILITIES SERVICES

“Our brand new building in the centre of Bristol is very exciting. It will bring our people together in a modern and collaborative environment, helping us transform the way we work.

Although many of us have been working from home successfully over the last year thanks to technology and connectivity, we also know that modern office environments are vital. The buildings we work in play a huge part in how we feel and how we collaborate with each other. Our new offices will help us attractand retain brilliant people and we look forward to welcoming colleagues into this great new building when it’s complete.”



ALL ENQUIRIES



Christopher Meredith
T: +44 (0)117 910 2216
cmeredith@savills.com

www.savills.com



Ian Wills
T: +44 (0)117 930 5746
ian.wills@eu.jll.com

www.jll.com

A DEVELOPMENT BY



DEVELOPMENT TEAM

DEVELOPMENT & CONSTRUCTION MANAGER
Bell Hammer

LEAD ARCHITECT
Allford Hall Monaghan Morris

PROJECT MANAGER
Gardiner & Theobald LLP

STRUCTURAL ENGINEERING
Arup

SERVICES ENGINEERING & SUSTAINABILITY
Hoare Lea

HIGHWAYS CONSULTANT
Key Transport Consultants

END OF JOURNEY CONSULTANT
Five At Heart

COST CONSULTANT
Currie & Brown

LANDSCAPE DESIGNER
Macgregor Smith