

PLANS AND SPECIFICATION

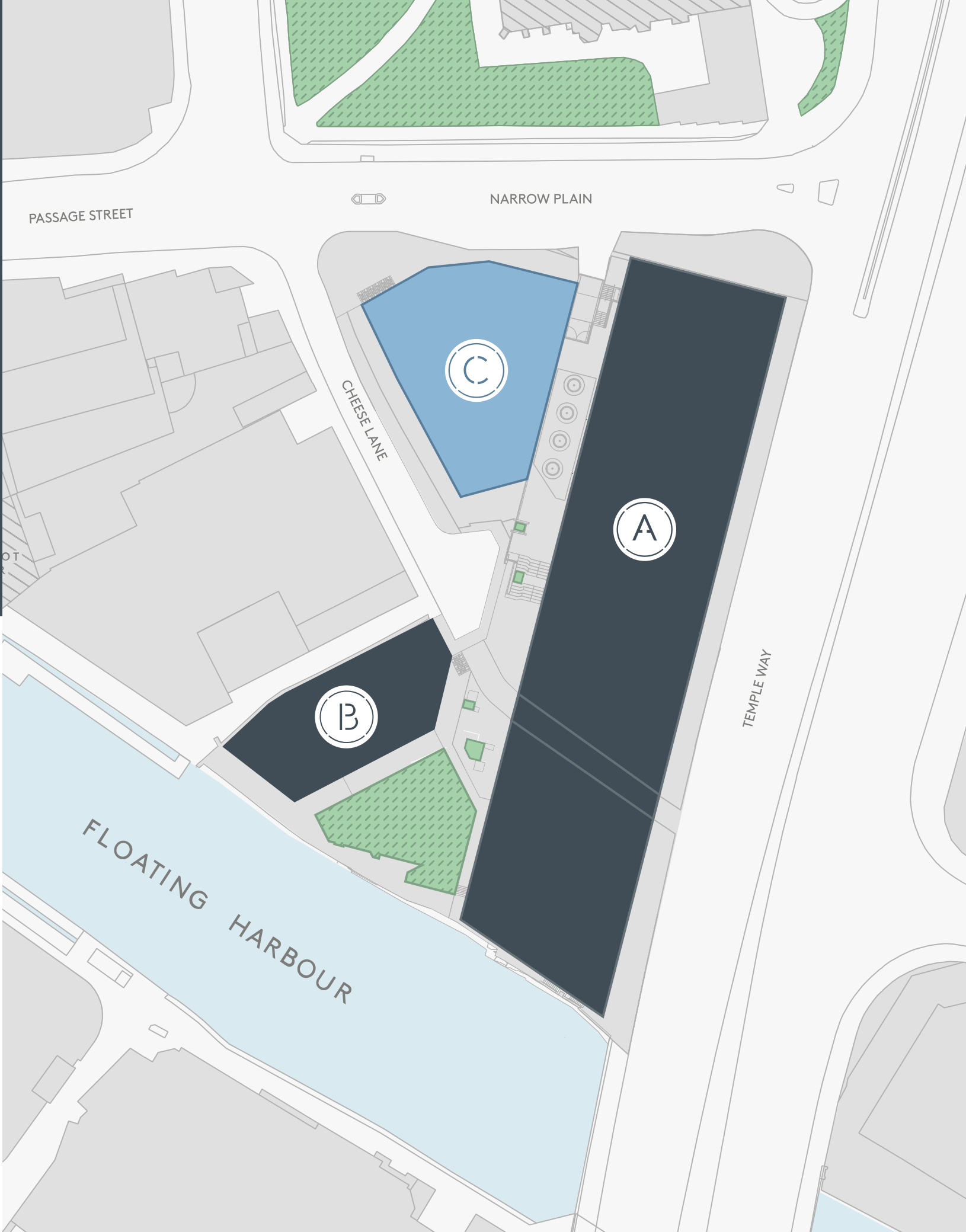
Building C is arranged over 14 levels. Each of the 12 office floors features an outdoor terrace. On the top floor you'll find our rooftop Club Room and stunning landscaped roof terrace. The upper and lower ground floors include our cycle storage, showers and changing rooms. Building C offers current availability of 93,000 sq ft, with spaces starting from 3,000 sq ft, and whole floors of 7,800 sq ft.



BUILDING C: TYPICAL UPPER FLOOR

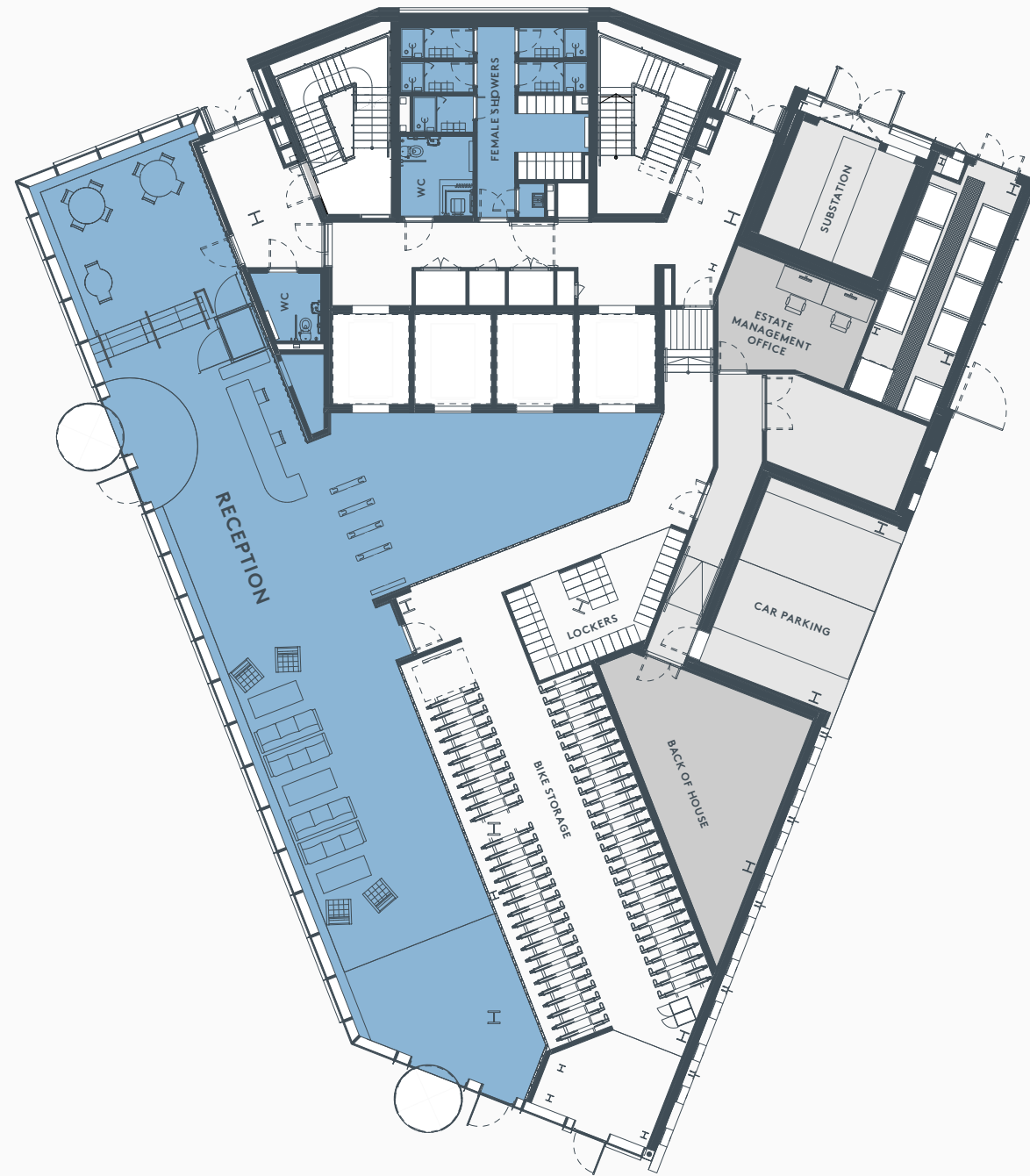
BUILDING C: PROPOSED FLOOR AREAS	SQ FT	SQ M	BALCONY/ TERRACE SQ FT
CLUB ROOM	1,160	108	5,301
11TH FLOOR	LET TO CLARKE WILLMOTT		
10TH FLOOR	LET TO CLARKE WILLMOTT		
9TH FLOOR	7,812	726	175
8TH FLOOR	7,812	726	175
7TH FLOOR	7,812	726	175
6TH FLOOR	7,812	726	175
5TH FLOOR	7,812	726	175
4TH FLOOR	7,812	726	175
3RD FLOOR	7,812	726	175
2ND FLOOR	7,812	726	175
1ST FLOOR	7,812	726	175
UPPER GROUND	3,147	292	
RECEPTION	2,477	230	
TOTAL	92,716	8,616	8,616

APPROXIMATE NET INTERNAL AREAS



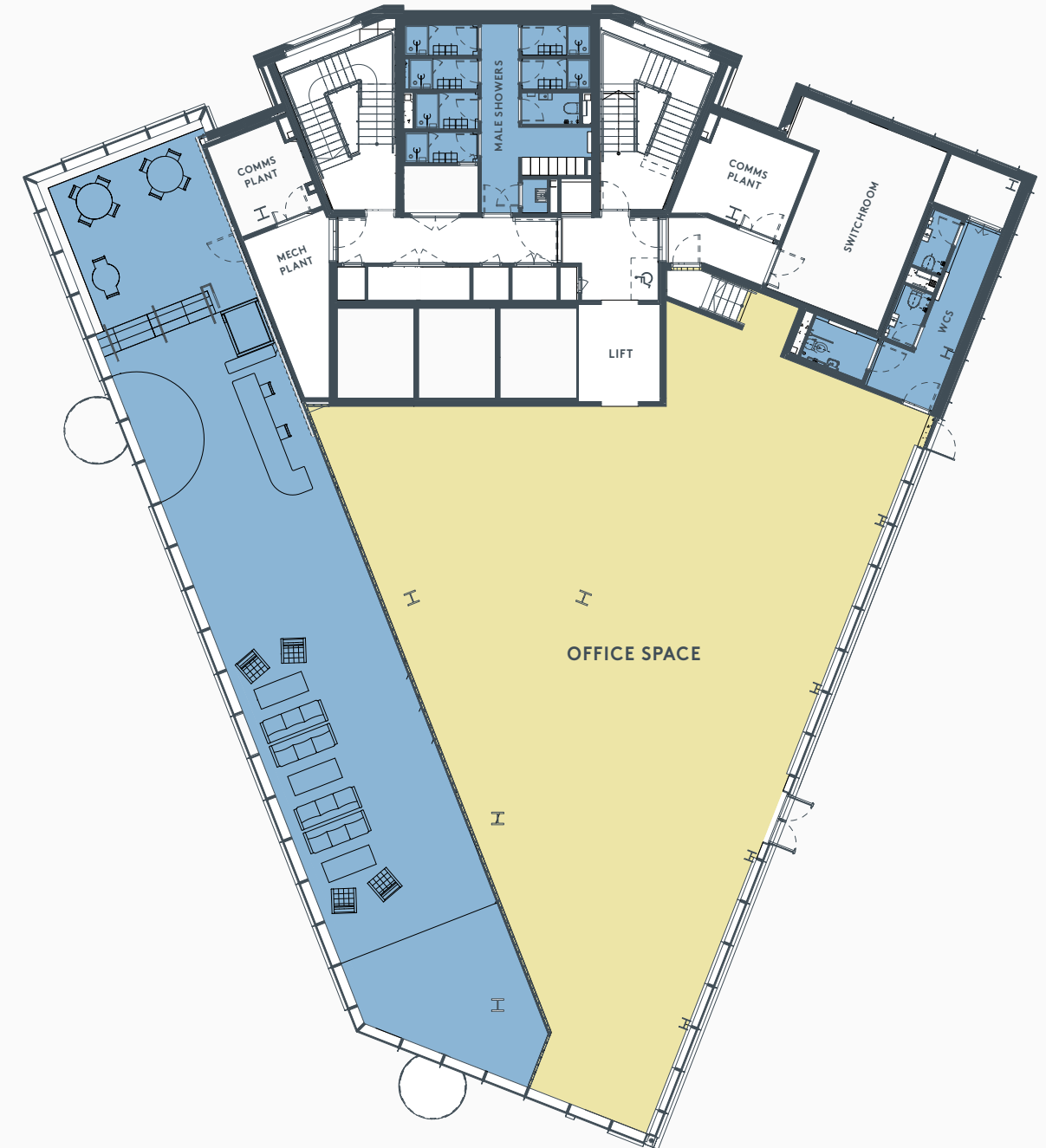
LOWER GROUND FLOOR

2,477 SQ FT / 230 SQ M



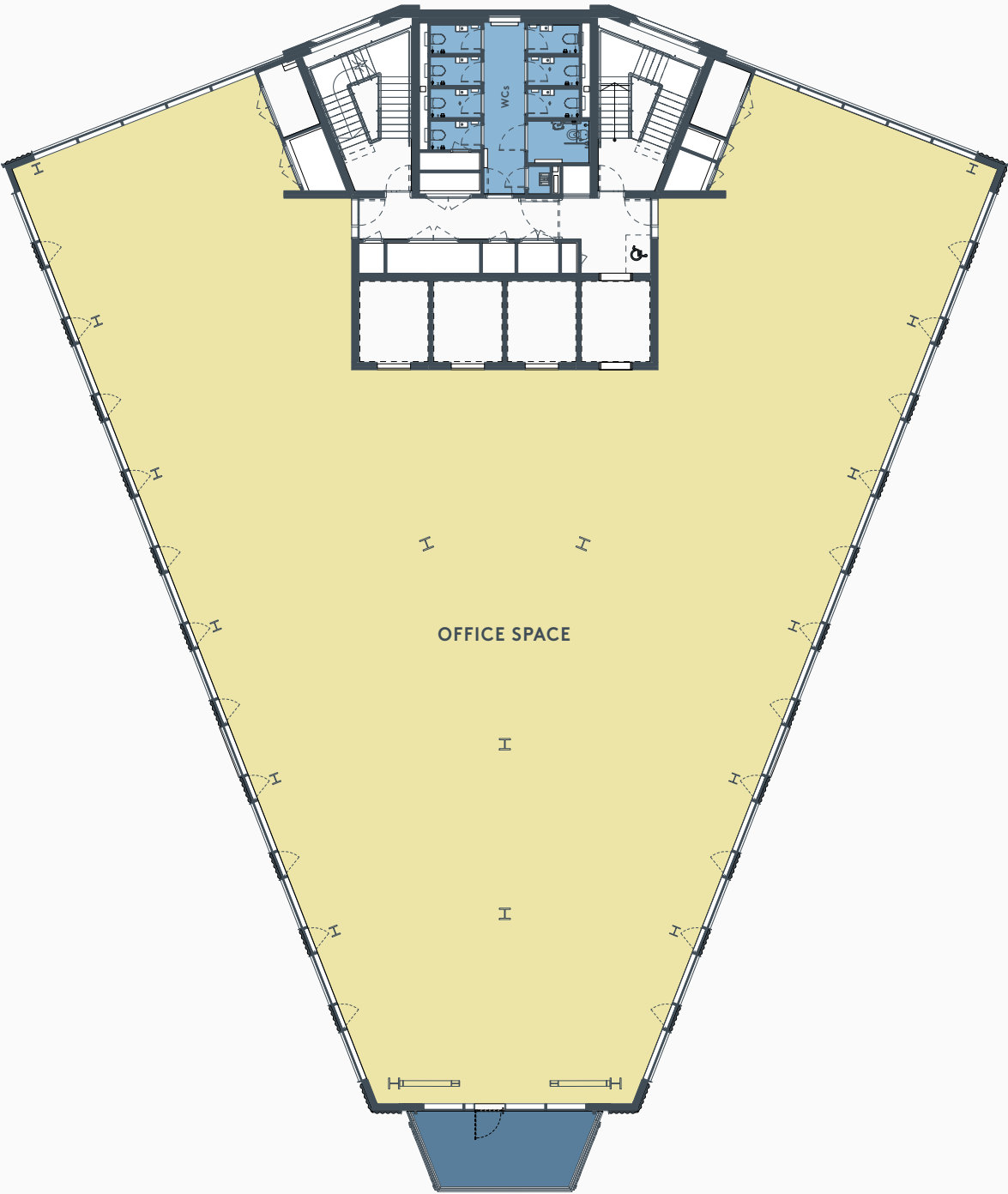
UPPER GROUND FLOOR

3,147 SQ FT / 292 SQ M



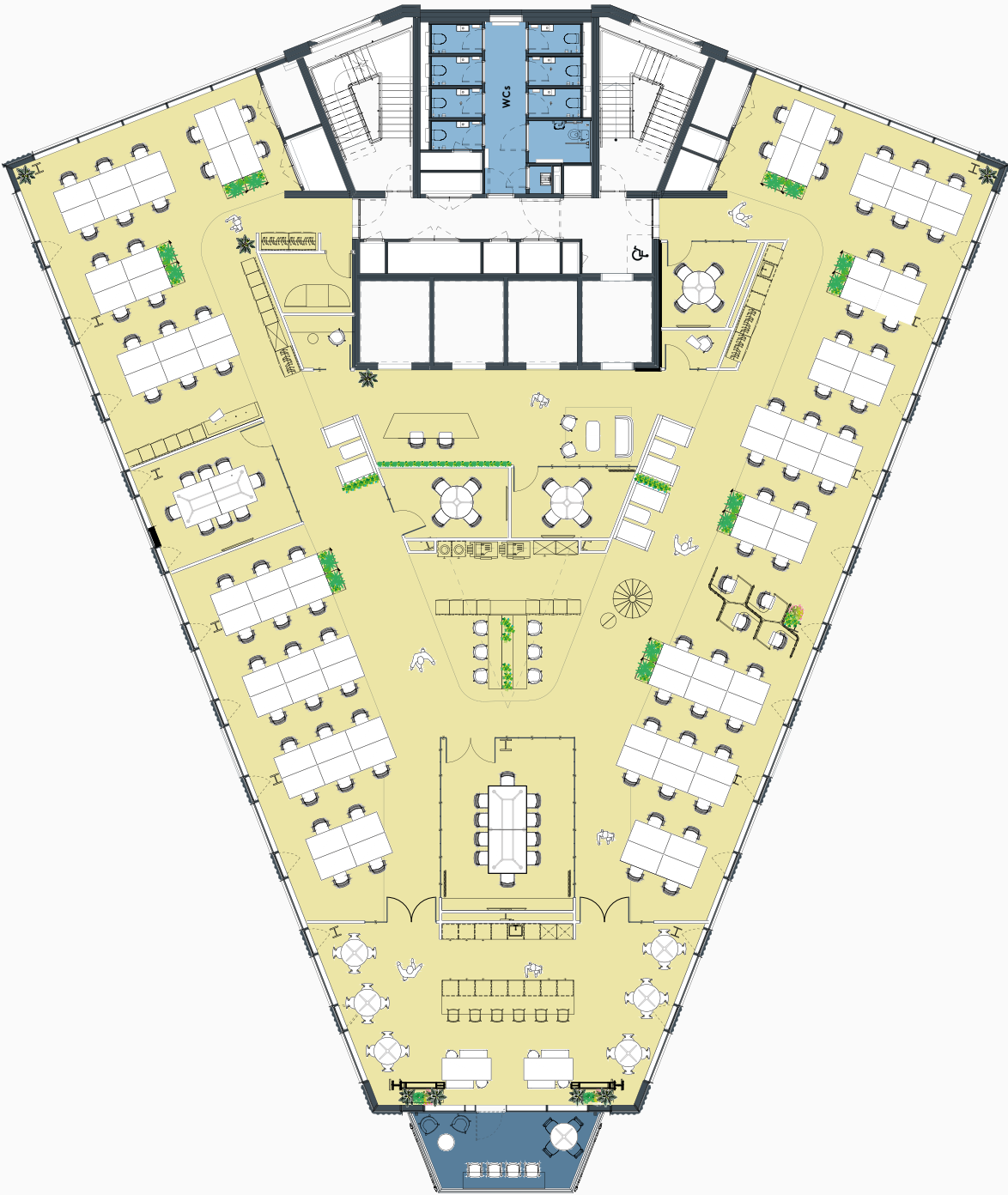
TYPICAL UPPER FLOOR

7,812 SQ FT / 726 SQ M
BALCONY: 175 SQ FT



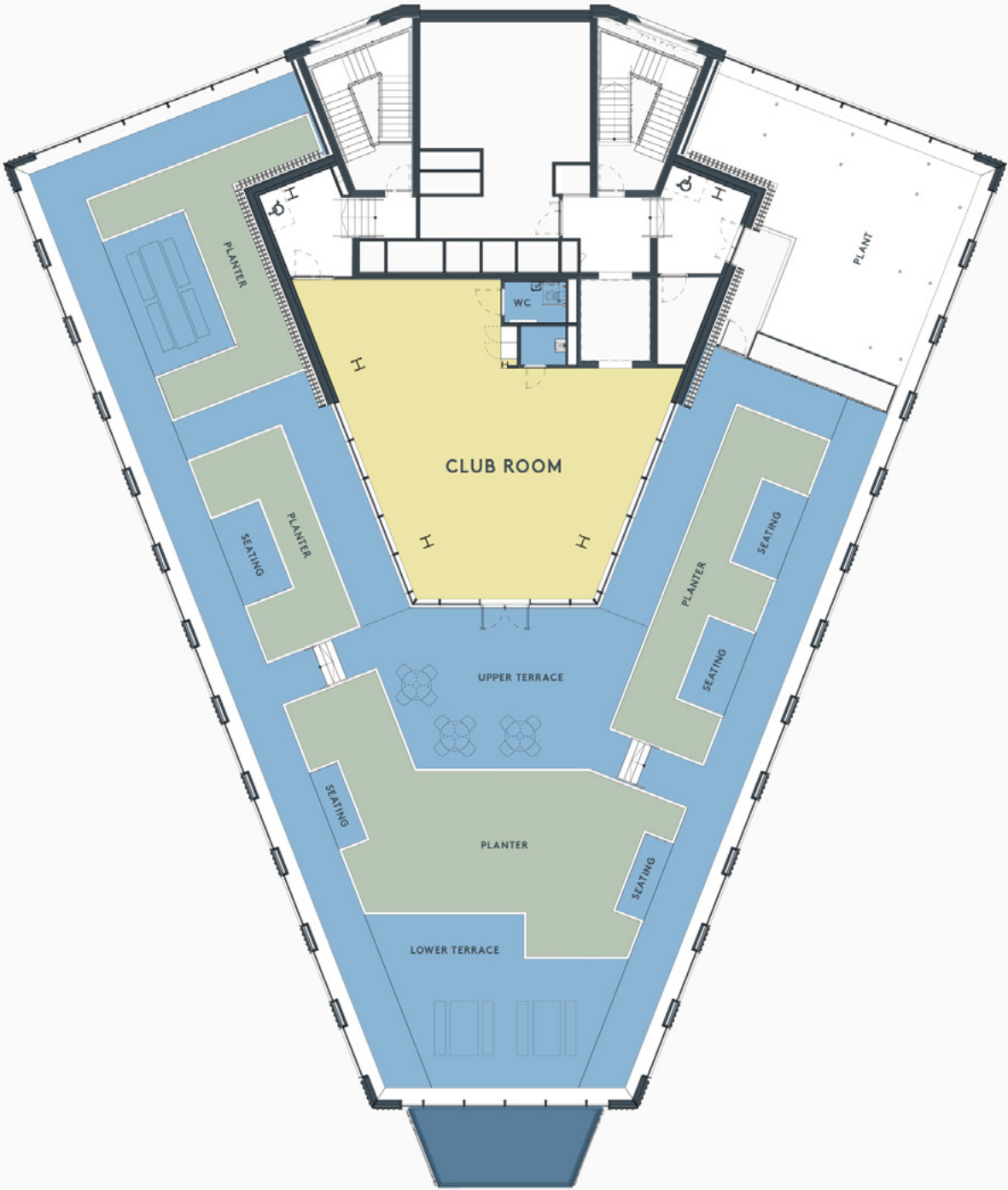
TYPICAL UPPER SPACE PLAN

7,812 SQ FT / 726 SQ M
BALCONY: 175 SQ FT



ROOF TERRACES

1,160 SQ FT / 108 SQ M
TERRACE: 5,301 SQ FT



SUMMARY SPECIFICATION



HIGHLY VISIBLE DOUBLE
HEIGHT RECEPTION
WITH BREAKOUT AND
WAITING AREAS



138 CYCLE SPACES,
6 FOLDABLE BIKE LOCKERS,
ELECTRIC BIKE CHARGING POINT
AND BIKE MAINTENANCE AREA



3000 PLANTS AND
29 TREES TO BE PLANTED
ON THE ESTATE



BREEAM RATING FOR THE
OVERALL PERFORMANCE OF
A NEW CONSTRUCTION:
EXCELLENT



11 SHOWERS IN SEPARATE MALE &
FEMALE CHANGING FACILITIES IN
A "GYM" STYLE BLOCK AT LOWER
AND UPPER GROUND FLOOR



175 SQ FT PRIVATE
BALCONIES ON ALL UPPER
LEVELS OVERLOOKING
THE WATERSIDE PUBLIC REALM



1,160 SQ FT CLUB ROOM ON
FLOOR 12, LEADING ONTO A
5,300 SQ FT LANDSCAPED ROOF
TERRACE FOR ALL



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

RECEPTION

- Highly visible double height reception.
- Breakout and waiting areas.
- Lift Car Call Allocation system integrated with the access control speed gates, enables touch-free operation of lifts.

LANDSCAPING OUTSIDE SPACE

- Extensive waterside public realm and new high quality estate landscaping.
- Access from upper ground floor to landscaped podium.
- Public art by renowned artist Alex Chinneck.
- 1,160 sq ft Club Room on 12th floor leading on to a 5,300 sq ft landscaped roof terrace for all occupiers to enjoy.
- 175 sqft Private balconies on all upper levels.

OFFICE FLOORS AND CEILINGS

- 150mm (nominal) raised access floor.
- Typical floors – 3.3m floor to soffit, 2.8m floor to ceiling if installed, 2.65m to underside of main service distribution route.
- The building will be constructed using delta beam steel frame with precast concrete planks to give a flat soffit.

OCCUPANCY

- WC provision 1:8 sqm with 80% utilisation factor.
- Occupational density of 1 person per 8 sq m.
- Means of escape 1 person per 6 sq m.

PARKING SPACES AND ACCESS TRAVEL

- 2 visitor spaces at lower ground level including 2 EV charging points.
- 138 cycle spaces as well as 6 foldable bike lockers, bike maintenance area and electric bike charging point.

WCS & SHOWERS

- Ground floor visitor WC.
- Each floor features 7 WCs arranged as 'superloos', plus 1 accessible WC and a cleaners' cupboard.
- 140 lockers located between the cycle store and changing rooms.
- 11 showers in separate male & female changing facilities at lower and upper ground floor.

ELECTRICAL SERVICES

- LED Lighting: Offices 400 lux (target) at desk level.
- Digital lighting control system.
- Daylight dimming & PIR Control.
- Central Building Management System.

LIFTS

- 4 x 21 person passenger through lifts (1,600kgs), one of which will also act as a goods lift and one which will also act as a firefighting lift.
- Call car allocation system, integrated with the access control speed gates, enables lift to be called without having to touch anything.

MECHANICAL SERVICES: OFFICE PERFORMANCE

- CAT A option - cooling will be provided by VRF air conditioning.
- Fresh air rates exceed current regulations, heat recovery equipment prevents cross contamination risk.
- Fresh air provided by on floor air handling units and fresh air rates per person have been designed to meet latest BCO recommendations.
- Openable windows for additional natural ventilation and control.
- Heat energy to serve the core areas will be provided by the Bristol's district heating system. Heat from the district network will also be used to produce domestic hot water.
- Sprinklers on every floor.
- Dedicated comms intake room with two connections taken into the building via diverse routes.

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.
- WiredScore – Platinum rating.