



ASSEMBLY

BRISTOL



BUILDING B

ASSEMBLY BRISTOL



A workplace community
of three buildings →



Waterside location,
overlooking the
Floating Harbour →



Connected by
a biodiverse
landscaped park →



Sustainable
low-carbon build →



Community Manager
& events programme



SmartSpaces
occupier App →



Public Art Trail by
renowned artist →



5 mins walk from Bristol
Temple Meads station →



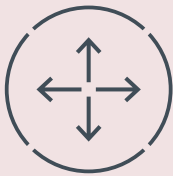
In the heart of the city,
close to all amenities →



BUILDING B



28,000 sq ft workspace
over 7 office floors →



Whole & split floors of
1,752 & 4,552 sq ft →



State-of-the-art workplace
design with 24 hour access →



Split and fitted
floors available →



WELL Enabled



Opens onto landscaped
Waterside Park →



BREEAM Excellent, targeting
Net Zero in operation →



All electric energy efficient
building (EPC A) →



36 cycle spaces,
36 lockers, 4 showers →



SECTION/01

BUILDING B

01

BUILDING B

PRIME WATERFRONT SPACE

Building B is a cutting-edge office building perfectly positioned on the waterfront overlooking the Floating Harbour in Bristol city centre. Arranged over 7 levels, it offers flexible office accommodation, with whole floors of approximately 4,550 sq ft, with the option to divide floors into suites of approximately 1,752 sq ft. Whole or divided floors can be fitted out by the landlord on request.

Designed to achieve excellent standards of sustainability and connectivity, Building B incorporates many energy efficient features and a low-carbon build. Assembly is a ‘Smart Building’, with a state-of-the-art app enabling tenants to maximise the building’s efficiency and connect with its thriving community.

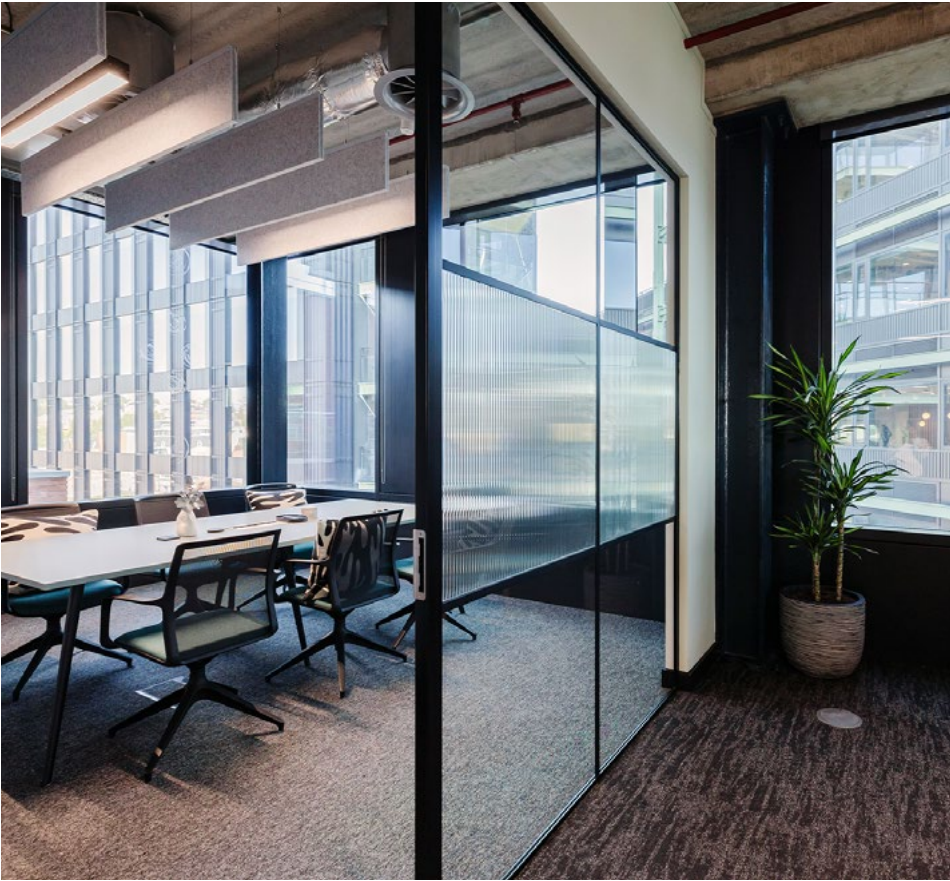
Created to provide a healthy and productive working environment, Building B’s design maximises the use of natural light and space, to provide an inspiring and flexible workplace that supports your staff wellbeing. Outstanding ‘end of journey’ facilities include cycle storage, showers, changing rooms and lockers, for a healthy and sustainable commute. Building B opens directly onto the new waterside park, with the events podium and public art trail offering places to connect and relax, in an impressive new public environment for Bristol.

1,752 – 18,203 SQ FT
SPLIT & FITTED SUITES AVAILABLE









END OF JOURNEY

Whether you choose to cycle, run, walk or scoot to work, Building B has everything you need.

Our excellent facilities include secure cycle storage, electric bike charging, and a cycle maintenance area. And with plenty of showers and lockers, you'll arrive at your office feeling refreshed and ready for the day.



36 CYCLE SPACES

36 LOCKERS

4 SHOWERS

Building B offers 36 cycle spaces, plus a maintenance area and bike charging point. 36 lockers are located between the cycle store and changing rooms, where there are 4 self contained showers one of which has disabled access.

SUSTAINABILITY & CONNECTIVITY

Created with the future in mind, Building B offers excellent sustainability, efficiency and connectivity. Designed and built using cutting-edge low-carbon building methods, the building has achieved BREEAM ‘Excellent’ and energy efficiency EPC A, and targeting Net Zero in operation. Our Smart Building approach enables occupants to maximise their comfort and control, minimise energy costs, and help achieve those important ESG targets.



-  BREEAM ‘Excellent’
-  EPC A
-  Tenants can certify their spaces under the WELL Framework
-  Targeting Net Zero in operation
-  Environments are controlled by all electric reversible air source heat pumps

SUSTAINABILITY

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

- Upfront embodied carbon predicted to be nearly 10% lower than LETI ‘best practice’.
- 5,446 tonnes embodied carbon saved compared to a typical office – equivalent to growing trees on an area three times the size of Bristol’s Castle Park.
- Life cycle carbon predicted to be 31% lower than typical new build office.
- Targeting Net Zero in operation

EFFICIENCY

- Assembly’s ‘kit of parts’ approach to the structure delivers 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 56 tonnes CO₂.
- 75% of the structure is visible with no cosmetic finishes, providing two new impressive buildings to compliment the Bristol skyline.



-  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
-  Smart Spaces app

CONNECTIVITY

We have teamed up with Telkom to deliver dedicated ultrafast broadband internet and managed network services. It’s all fully installed and ready to go, so you can plug in and start work from the moment you move in. You’ll benefit from a digital backbone that helps deliver a seamless workplace experience in a highly sustainable, cost efficient and future-proof space.

- 10GBPS INTERNET
- 100% UPTIME
- 24HR INSTALL



A SMART BUILDING

Building B is designed as a ‘smart’ workplace that delivers outstanding experiences and outcomes through the latest integrated digital technology.

CUTTING-EDGE TECHNOLOGY

The Assembly Smart Spaces app is a unique interface designed to make life easier, safer, more efficient and sustainable.

SIMPLICITY AND CONVENIENCE

The Assembly app enables your teams and visitors to enjoy a more personalised, flexible and efficient experience. From the app you can:

- Share amenities, and promote events in our spaces.
- Pre-register and check-in guests, and issue temporary passes.
- Engage and network with the wider community across the building.



EFFICIENCY AND INSIGHT

Our app provides powerful data analytics to keep tenants up-to-date on everything about the building, including:

- Monitoring air quality and outdoor conditions to help maintain a healthy working environment.
- Using security analytics to notify operators of unauthorized access, ensuring a safer environment.
- Identifying and alerting tenants about any faults, outages or supply issues, and enabling quick responses to emergencies of operational needs.





SECTION/02

ASSEMBLY BRISTOL

02

ASSEMBLY BRISTOL

WHERE IT ALL COMES TOGETHER



Assembly’s three office buildings bring something new and exciting to our city. Sitting proudly on the waterfront in the heart of Bristol, it’s where everything comes together – state-of-the-art workplace, beautiful environment, wellbeing focus and a thriving community.

More than a workplace, Assembly is a new community for Bristol, with regular waterside events, beautiful public spaces, relaxing waterside park, and an art trail open to all. We’re home to a vibrant business community, and profoundly connected to the city itself.

An endlessly inspiring place to work, Assembly is a development where wellbeing comes built in. The waterside setting lifts the spirits, while our buildings, amenities and event spaces are designed to help your team stay healthy and happy.



WORKPLACE



COMMUNITY



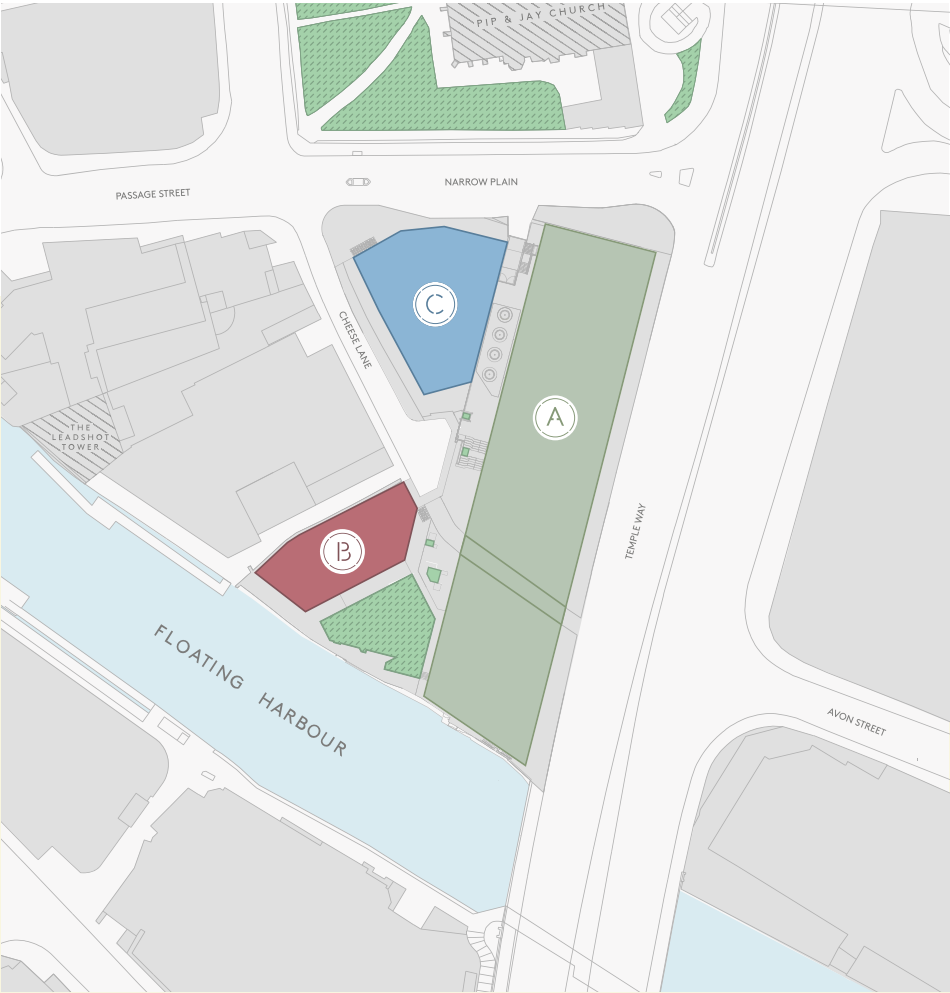
ENVIRONMENT



WELLBEING

ASSEMBLY BRISTOL

THREE UNIQUE WORKPLACES



With its distinctive design and connected identity, Assembly is unlike any other development in Bristol. The inspiring waterfront setting, beautiful landscaping and art trail herald a major new public space for everyone to enjoy. The development has also enabled the reopening of a historic walkway through the site, reconnecting Temple Meads to the city centre for the first time in 50 years.



WATERSIDE COFFEE SHOP / RESTAURANT

Integrated within neighbouring Building A, the restaurant includes a patio area for refreshment in the great outdoors.



NEW WATERSIDE PARK

Our imaginatively landscaped new waterside park is an exciting new public destination for Bristol.



RECONNECTING OUR CITY

New walkways link Cheese Lane with Temple Way, plus other connections from Narrow Plain and Tower Hill.



PUBLIC ART TRAIL

The fascinating new public sculpture trail features a series of works by acclaimed artist Alex Chinneck.



NEW PEDESTRIAN CROSSING

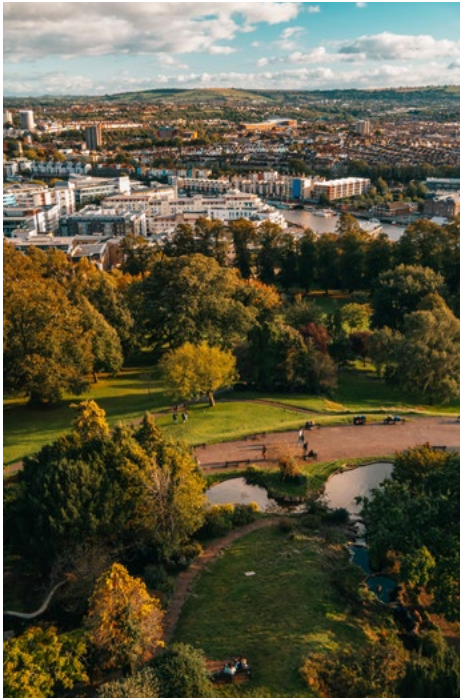
New pedestrian crossing over Temple Way connecting Assembly to Avon Street

A PERFECT WATERSIDE LOCATION

From its commanding position alongside the Floating Harbour, Assembly offers inspiring views of Bristol’s regenerated waterside heritage. Next to Temple Way and inside the inner ring road, it’s a short stroll from Temple Meads station and Cabot Circus’s shops and restaurants. With easy access to the city centre’s bustling bars, thriving culture and relaxing green spaces, Assembly couldn’t be more perfectly located.

IMPECCABLE CONNECTIONS

Assembly’s central location ensures excellent transport links. Temple Meads station is less than five minutes’ walk, offering regular rail services to London and the rest of the UK. The development is also well served by bus routes, including a new Metrobus. And with Bristol the UK’s first ‘cycle city’, we have all the facilities to support your two-wheeled commute.



- KEY
- Parks
- Shopping
- Restaurants
- Bars
- Hotels



01. CABOT CIRCUS
- Wagamama
Côte
Pizza Express
House of Fraser
Mullberry
02. WATERFRONT
- Bridge Inn (Pub)
03. CORN STREET
- Bristol Harbour Hotel & Spa
Clayton Hotel
Dirty Martini (Cocktail bar)
The Cocktail Club
04. VICTORIA STREET
- Tesco Express
Pret A Manger
Friska (Café)
05. ST NICHOLAS MARKET
- Pieminister
Juice bar
Salad bar
Caribbean Wrap
Eat-a-Pitta
The Rummer (Bar)
06. NEW KINGSLEY ROAD
- Sainsbury’s Local
07. FINZEL’S REACH
- Left Handed Giant (Bar)
Bocabar
The Wellhead (Bar)
Premier Inn - hotel
Spicer & Cole (Café)
08. GLASS WHARF
- Double Puc Café
Veeno (Bar)

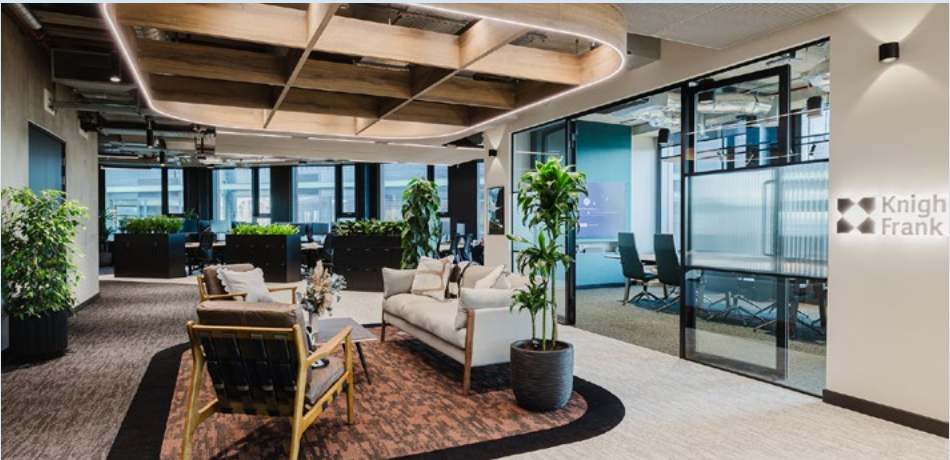
UNIQUE, DISTINCTIVE DESIGN



You can't miss Assembly – its distinctive colour palette and contemporary aesthetic immediately set it apart. Incorporating the latest methods of construction and design, it combines exceptional quality with excellent efficiency and impressive sustainability. Assembly is thoughtfully designed to bring joy to occupiers and deliver a thriving workplace with a focus on staff wellbeing, productivity and health. It's a workplace built for today, and ready for tomorrow.

“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”

Stephen Taylor
Director, AHMM



WATERFRONT COMMUNITY



Bristol is shaped by its waterways, and Assembly’s prime location on the regenerated waterfront places it firmly at the heart of the city. With its new public waterside park, beautiful outdoor spaces and regular events open to all, this is an exciting new waterfront community for Bristol.

3,200 PLANTS
29 TREES
1,300 BULBS

A PLACE TO INSPIRE

Assembly is designed to nurture togetherness and enrich our city’s culture. It’s a place where you’ll be inspired to create, collaborate and connect with our thriving community.

Relax in our beautifully landscaped park, imaginatively planted with thousands of plants, trees and bulbs.

Meet for lunch at our podium space, where market stalls and food vans buzz with activity.

Discover the fascinating new public art trail which features a series of sculpture designs by acclaimed artist Alex Chinneck.

Check out the vibrant social scene through our ‘Smart Spaces’ app, which connects everyone to the thriving events programme across our spaces – from the rooftop garden and Club Room, to the podium and waterside park.





SECTION/03

PLANS & SPECIFICATION

03

BUILDING B

OVERVIEW

Building B is arranged over 7 levels, with 18,203 sq ft currently available across Floors 1–4. Each upper floor provides approximately 4,550 sq ft and can be taken as a whole floor or divided into split suites from approximately 1,752 sq ft, with fitted options and areas flexible on request. The ground floor includes the building’s impressive reception area, plus cycle storage, changing rooms, showers and lockers.

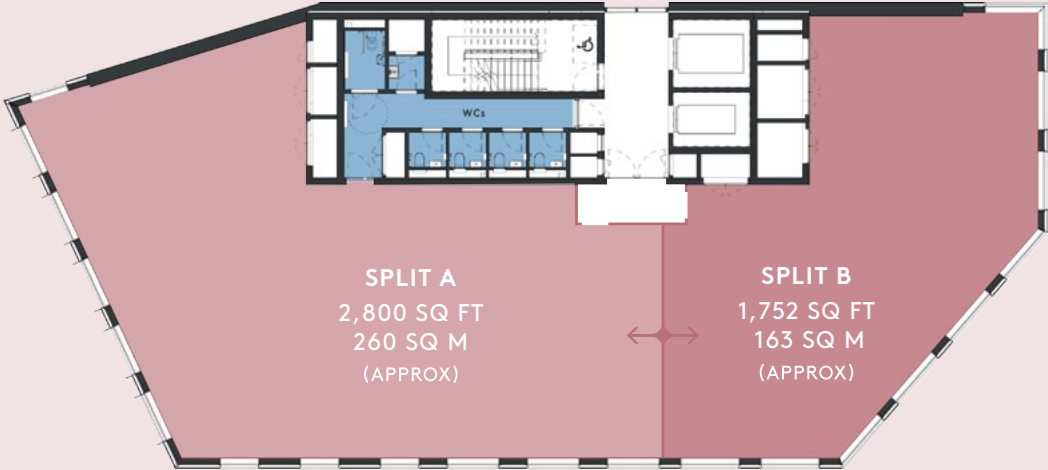
BUILDING B: PROPOSED FLOOR AREAS	SQ FT	SQ M
6th Floor <i>let to Ryan</i>	2,722	252
5th Floor <i>let to Knight Frank LLP</i>	4,552	423
4th Floor (Option to split)	4,552	423
3rd Floor (Option to split)	4,552	423
2nd Floor (Option to split)	4,552	423
1st Floor (Option to split)	4,547	422
Ground Floor (Office) <i>let to Occam</i>	1,684	157
Ground Floor (Reception)	1,055	98
<i>Total availability</i>	18,203	1,691
Approximate Net Internal Areas		



BUILDING B – RECEPTION
1,055 SQ FT / 98 SQ M



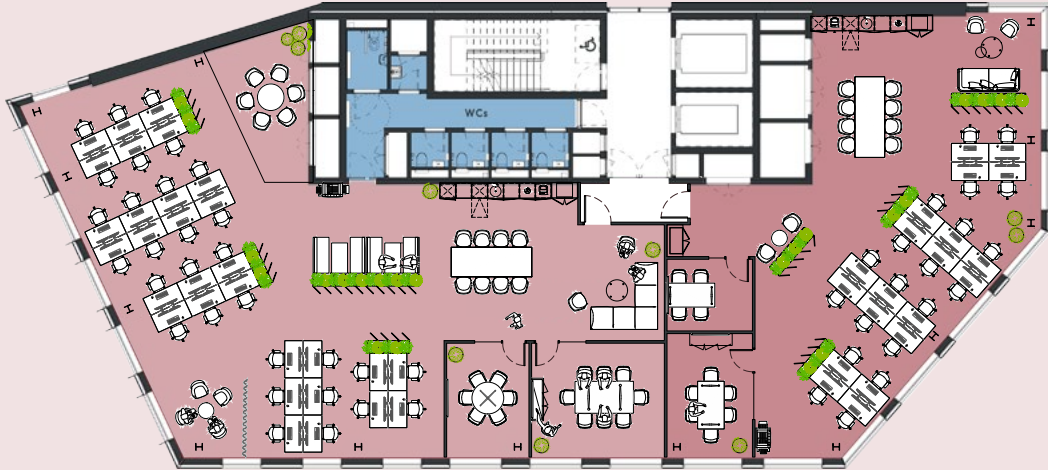
BUILDING B – SPLIT FLOOR
AREAS FLEXIBLE ON REQUEST



BUILDING B – TYPICAL FLOOR
4,552 SQ FT / 423 SQ M



BUILDING B – SPLIT & FITTED FLOOR
AREAS FLEXIBLE ON REQUEST



READY TO MAKE YOUR OWN

The upper floors of Building B provide bright, open-plan floorplates of approximately 4,550 sq ft, offering a flexible blank canvas for occupiers to create a workspace that suits their needs. Generous natural light, exposed services and impressive waterfront views give the space a distinctive contemporary character.



FLEXIBLE BY DESIGN

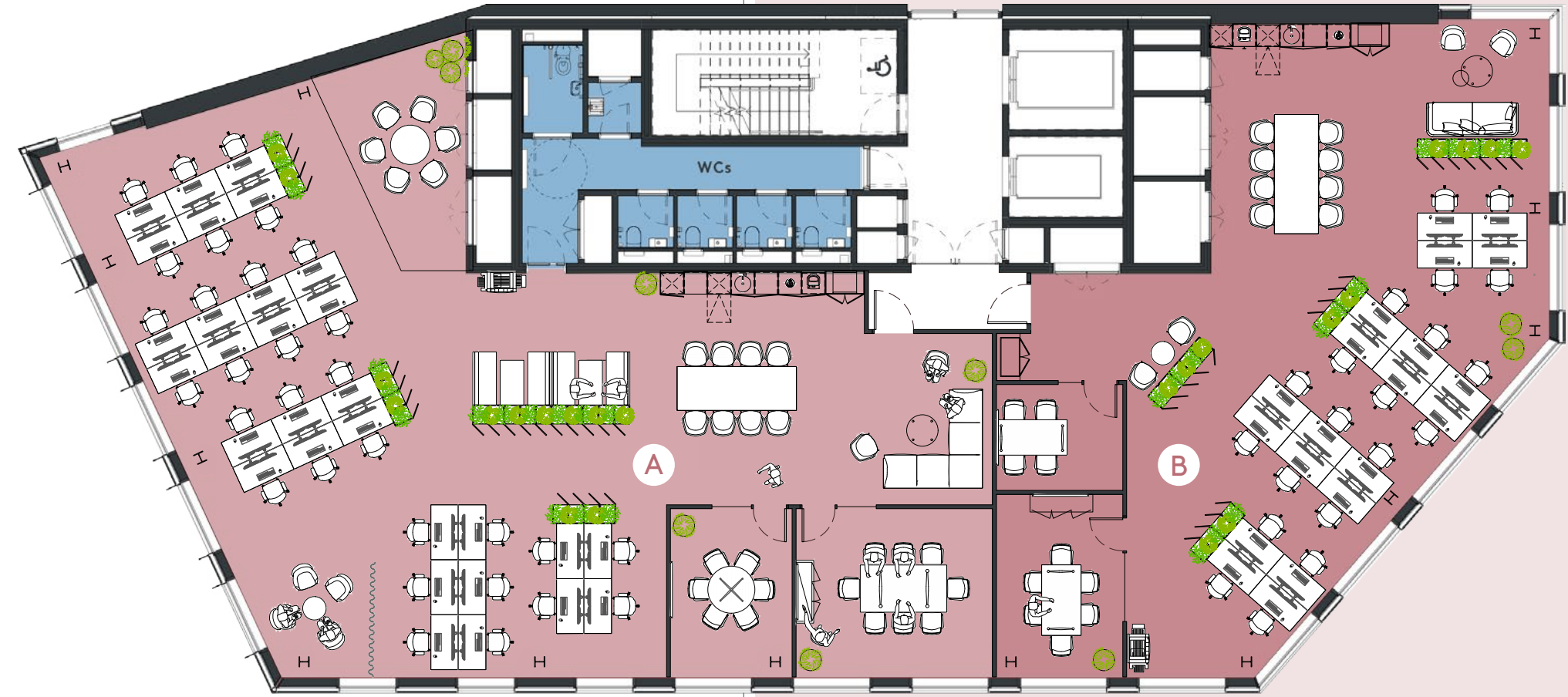
SPLIT & FITTED FLOORS

Floors 1–4 offer the flexibility to be occupied as whole floors or divided into split and fitted suites, creating workspace tailored to a range of occupier needs. The layout shown is indicative, with suite sizes and configurations flexible on request.

- SPLIT A**

 - 30 desks
 - 2 meeting rooms (6 & 8 person)
 - Kitchen/breakout
 - 2x collab /booths
- SPLIT B**

 - 20 desks
 - 2 meeting rooms (4 & 6 person)
 - Kitchen/breakout
 - Collaboration lounge

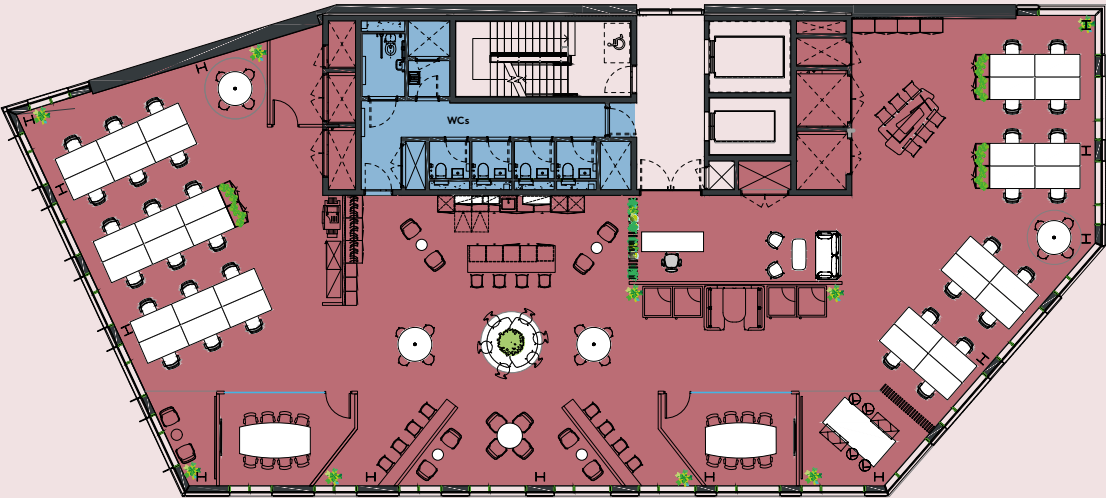


INDICATIVE LAYOUT.
AREAS FLEXIBLE ON REQUEST.



BUILDING B – SPACEPLAN

OPTION 1



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

BUILDING B – SPACEPLAN

OPTION 2



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

SUMMARY SPECIFICATION



Optional split and/or fitted floors



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 the overall performance of a new construction: EXCELLENT



4 self contained showers, one with disabled access



Smart Spaces Assembly app using the latest technology



Telcom – ultrafast broadband already connected



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.

LANDSCAPING OUTSIDE SPACE

- Access from ground floor to extensive waterside public realm and new high quality estate landscaping.
- Public art by renowned artist Alex Chinneck.

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 & ACCESS TRAVEL

- 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.

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.

ELECTRICAL SERVICES

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

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.

PERFORMANCE

- Sustainable management - The building is to provide a continual commitment to reduce energy, water and paper consumption and associated CO emissions by merit of its design.
- BREEAM Excellent.
- EPC A.
- Well Platinum.

MECHANICAL SERVICES: OFFICE PERFORMANCE

- Cooling will be provided by VRF air conditioning using soffit mounted fan coil units zoned in accordance with BCO guides.
- Sprinklers on every floor
- 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.



SECTION/04

THE HEART OF BRISTOL

04



LIFE BY THE WATERSIDE

by Kate Gordon

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 and you will find your own favourite spaces and places.

LIFESTYLE

There are many reasons that Bristol is often to be found near the top of charts of best places to live. The Sunday Times has previously described it as, “...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 is a cultural hub offering contemporary art and art history, cinema, literature and comedy, as well as the musical and theatrical.

It is Bristol’s creativity, unorthodoxy and community spirit – even its diminishing brutalist buildings – that prevent it from relaxing into self-satisfied complacency. As well as being 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.

Left: An historic barge turned craft beer pub, the Grain Barge

“...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.”

Sunday Times
March, 2017

TO SHOP OR NOT TO SHOP

Just to the north of Assembly Bristol is Bristol’s newest shopping district, Cabot Circus. Alongside the high street brands, it also features a number of 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.

If shopping isn’t your thing, it’s a short walk to 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, grabbing an outdoor lunch break, or simply just passing the time.



Top: St Nick’s Market, home to Bristol’s largest collection of independent traders

Bottom: The Bristol branch of Harvey Nichols at 27 Philadelphia Street



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, confectionery and more.

On Wednesdays and Fridays there are food markets selling local produce and street food, whilst on Fridays and Saturdays, the Nails Market has stalls selling original artworks, handcrafted jewellery and vintage clothing.

For a good coffee, Small Street Espresso has locally brewed coffee and guest roasters along with superb sourdough sandwiches, and for an upmarket dinner, go to The Ox for superb steak and decadent cocktails.

From St Nick’s head to the river and south along the Welsh Back, named after the cargoes of Welsh slate and coal that were once delivered here by boats during Bristol’s trading days. It is now home to The Apple, a cider pub aboard a beautifully converted Dutch barge, as well as an extensive choice 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; and long-standing favourite The Old Duke, which hosts traditional live blues and jazz on a regular basis.

Left: Small St. Espresso has been serving exceptional coffee in Bristol’s Old City since 2012



HARBOURSIDE HAVEN

From the heart of the historic city centre, a short walk across the grand Regency-period Queen Square (another great spot for picnicking and people-watching) is 17th century King Street, home to the Bristol Old Vic, established in 1946 as an offshoot of London’s Old Vic, with a stunning Georgian auditorium. Refurbishment of the building was completed in September 2018, combining historic and new architecture.

Not far away is international arts house, the Arnolfini, which produces and presents visual arts, performance, film, dance, music and events. The quayside outside the Arnolfini is 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.

Over Prince St bridge, south of the Arnolfini, is Wapping Wharf, an exciting new neighbourhood next to the M-Shed. It is home to Cargo, a community of intelligently-chosen independent businesses and restaurants housed in shipping containers.

The combination of a community ethos, amazing things to eat and a broad range of shopping options has made this an extremely popular and much-loved destination, whatever the time of day or day of the week.

Pedestrian footbridge Pero’s Bridge, with its distinctive horn-shaped counterweight sculptures, connects the Arnolfini and Queen Square to the western half of the Harbourside, home to interactive science museum.

We The Curious (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; the Visit Bristol website (www.visitbristol.co.uk) is a good source of information on the latest live events taking place across the city.

Walking east, back towards Assembly Bristol, passes parish church St Mary Redcliffe, which at 89m tall is Bristol’s tallest structure and, at 900 years old, one of its oldest.

Nearby, it is worth taking a look at the distinctive façade of Brunel’s Temple Meads station before heading to Hart’s, one of Bristol’s best artisan bakeries, located in one of the arches beneath the station. It is possible to phone ahead and reserve a freshly baked pastry to pick up later – but be quick as they have been known to sell out by 9am.

Above left:
Bristol Harbour

Top middle:
Pero’s Bridge

Top right: Clifton Suspension Bridge

Bottom right: Live music at Old Market Assembly



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, road cycling and motorcycle stores.



EXPLORING FURTHER

Bristol, although not huge, has more to offer by exploring further on foot, bike or bus. Halfway up Park Street, Brandon Hill has incredible views over the city; while to the north-east, upmarket Clifton Village has boutique shops, the Clifton Observatory, Bristol Zoo Gardens and the Victorian-era Clifton Arcade.

It is also home to Bristol’s most famous bridge (out of a grand total of 43), Clifton Suspension Bridge. South of the city centre is Southville, where hip North Street is home to a growing number of thriving independent restaurants, pubs, shops and more.

Houses are in demand here and prices are correspondingly eye-watering. Southville is also home to Upfest, Europe’s largest free street art festival, held every July. Stroll the streets to see the creations of this 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 Tapas Bar, 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 Avon. Or simply take to your feet: a walk from Temple Meads in the east to Clifton Suspension Bridge in the west will take in pubs on boats, coloured houses on hillsides, the docks and marinas, and museums and more along the way. Whether you have a day, a weekend or longer, you’ll find something to float your boat in this vibrant and lively city.

SECTION/05

MADE FOR...

05

MADE FOR... BRISTOL

AHMM ARCHITECTS

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.



“At the Assembly Bristol campus we took design initiatives developed on previous projects and pushed them further.”

Stephen Taylor
Director, AHMM





MADE FOR... CLARKE WILLMOTT

The top 2 office floors of the 12 storey Building C are let to Bristol law firm Clarke Willmott LLP.

“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.”

Stephen Rosser
CEO, Clarke Willmott



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 excellent 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... 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 is a hub for up to 2,500 employees from summer 2022.



“The buildings we work in play a huge part in how we feel and how we collaborate with each other.”

Graeme Paton
*Bt’s Managing Director,
Property & Facilities Services*

GRAEME PATON
BT’S MANAGING DIRECTOR,
PROPERTY & 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 attract and retain brilliant people and we look forward to welcoming colleagues into this great new building when it’s complete.





Design by Blast www.blast.co.uk
Misrepresentation Act 1967: Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. Date: September 2026

ALL ENQUIRIES



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

Harry Allen
T: +44 (0)117 910 2356
hrallen@savills.com
www.savills.com



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

Hannah Waterhouse
T: +44 (0)117 930 5869
hannah.waterhouse@jll.com
www.jll.com

A DEVELOPMENT BY



DEVELOPMENT TEAM

Development 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



ASSEMBLY BRISTOL - BUILDING B
CHEESE LANE, BRISTOL BS2 0JJ
ASSEMBLYBRISTOL.COM