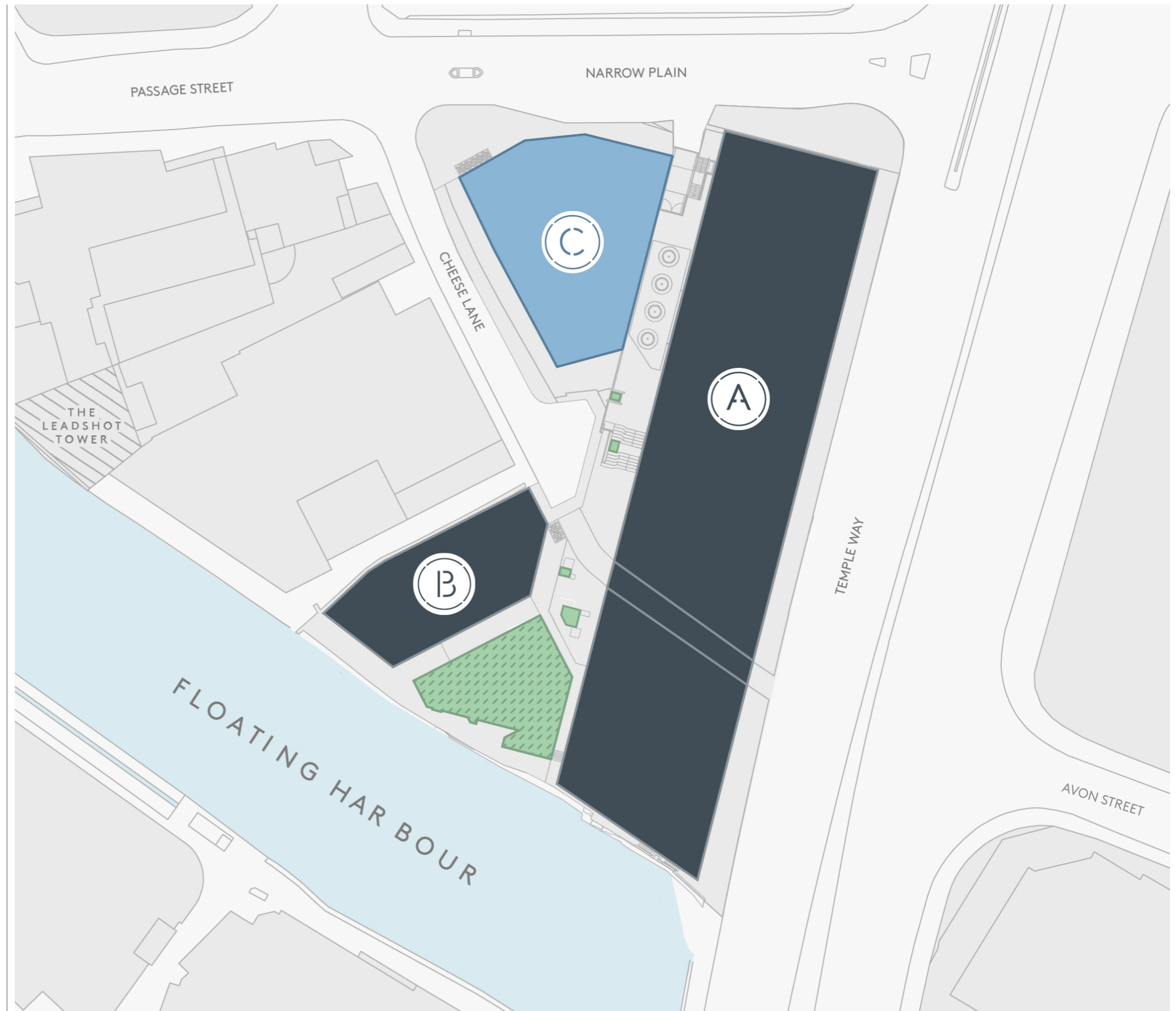


# BUILDING C PLANS AND SPEC

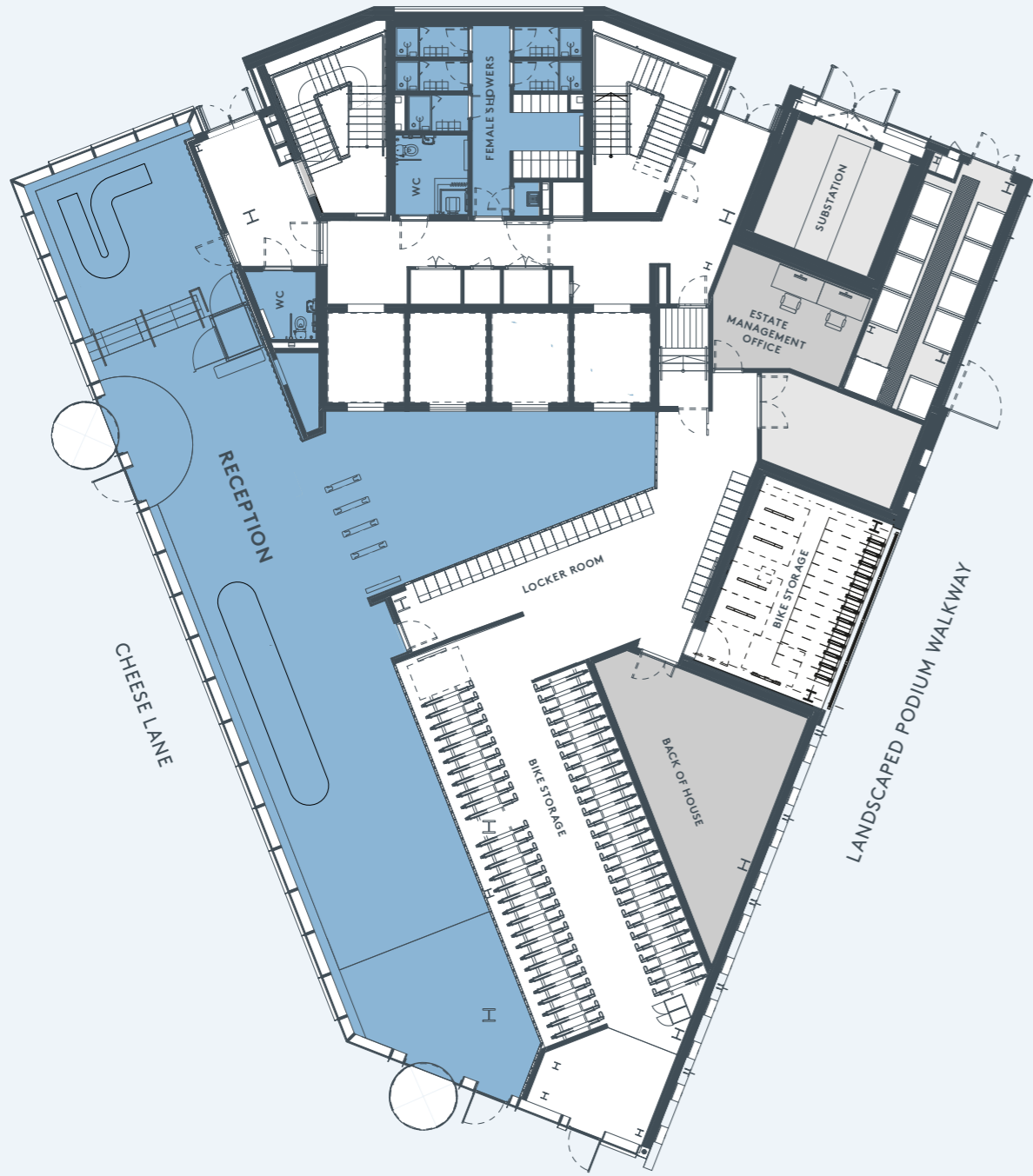
Building C is arranged over 14 levels. Each of the 12 office floors features an outdoor terrace. On the top floor you'll find our rooftop Club Room and stunning landscaped roof garden. The upper and lower ground floors include our cycle storage, showers and changing rooms. Building C offers current availability of 65,711 sq ft, with spaces starting from 3,000 sq ft, and whole floors of 7,800 sq ft.

BUILDING C: PROPOSED FLOOR AREAS	SQ FT	SQ M	BALCONY/ TERRACE SQ FT
Club Room	1,148	107	5,174
11th Floor	Let to Clarke Willmott		
10th Floor	Let to Clarke Willmott		
9th Floor	Let to Nordic Semiconductor		
8th Floor	7,821	727	187
7th Floor	7,821	727	187
6th Floor	7,821	727	187
5th Floor	7,821	727	187
4th Floor	7,821	727	187
3rd Floor	7,821	727	187
2nd Floor	7,821	727	187
1st Floor	7,819	726	187
Upper Ground	3,145	292	
Reception	2,477	230	
<i>Total</i>	92,797	8,621	8,616

Approximate Net Internal Areas



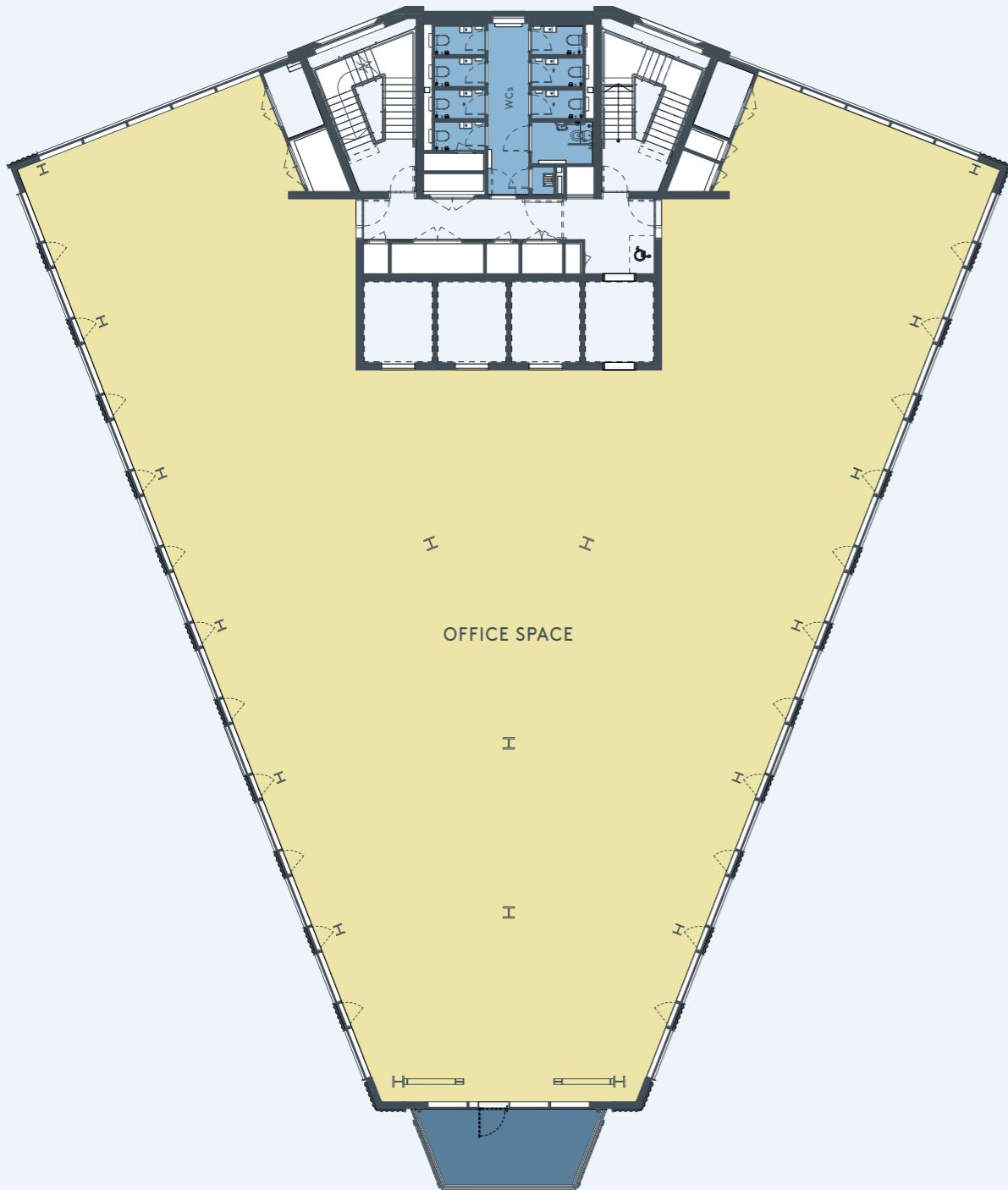
# BUILDING C - LOWER GROUND



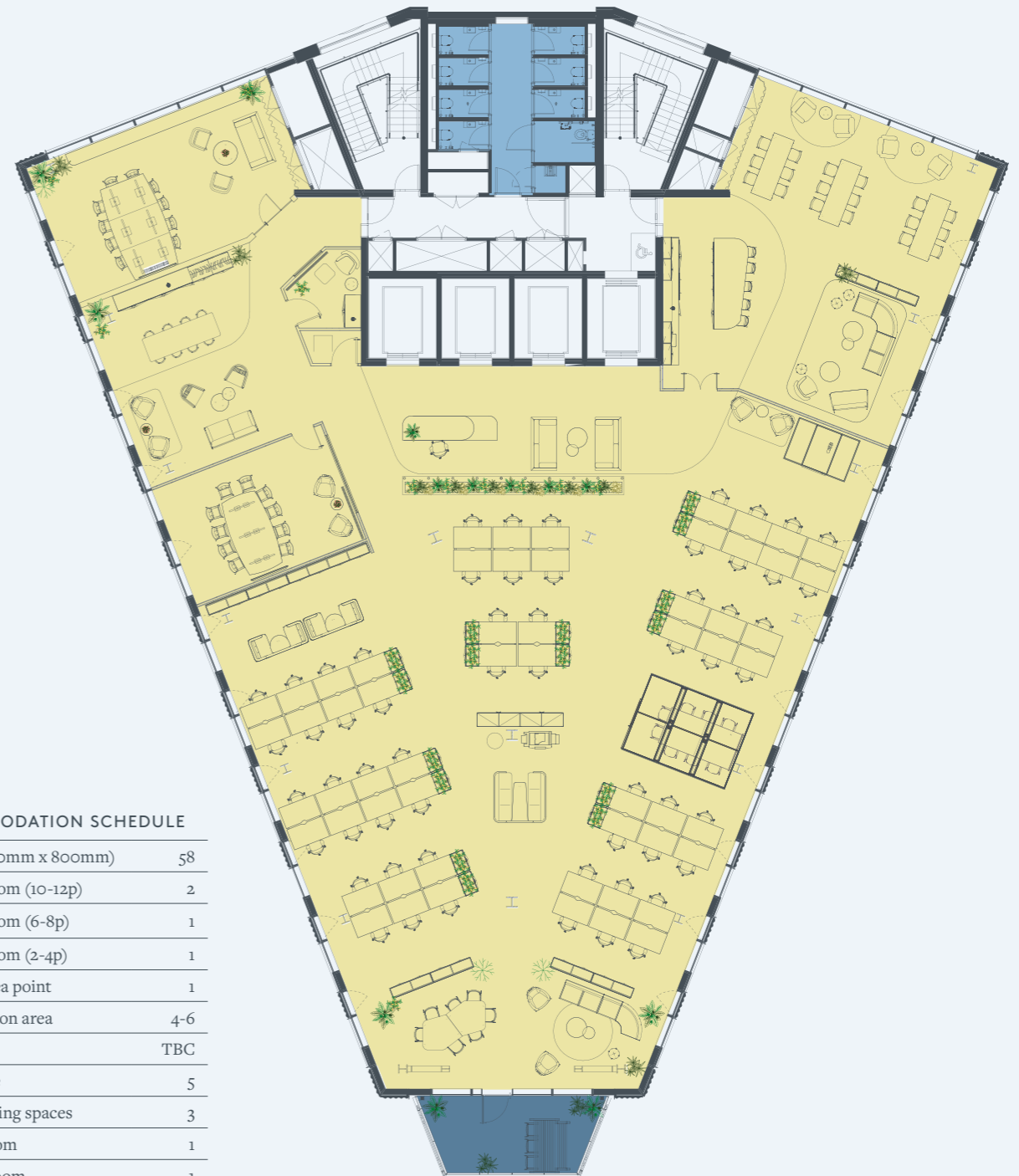
# BUILDING C - UPPER GROUND 3,145 SQ FT / 292 SQ M



TYPICAL UPPER FLOOR  
 7,821 SQ FT / 727 SQ M  
 BALCONY: 187 SQ FT



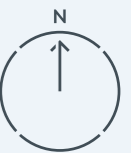
TYPICAL UPPER SPACE PLAN  
 7,821 SQ FT / 727 SQ M  
 BALCONY: 187 SQ FT



ACCOMMODATION SCHEDULE

Desks (1400mm x 800mm)	58
Meeting room (10-12p)	2
Meeting room (6-8p)	1
Meeting room (2-4p)	1
Enclosed tea point	1
Collaboration area	4-6
Lockers	TBC
Soft lounge	5
Open meeting spaces	3
Comms room	1
Wellness room	1
Outdoor seating space	1

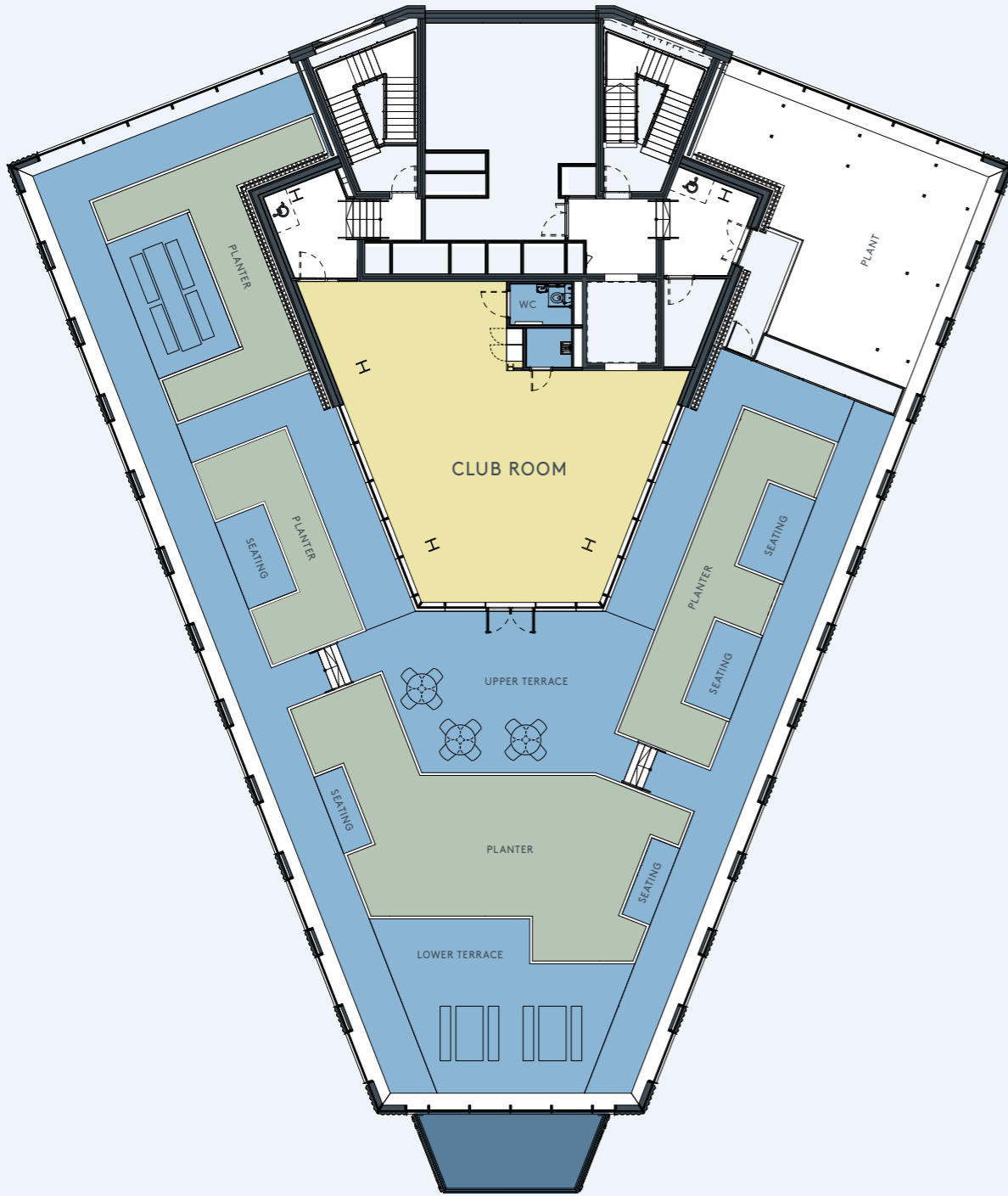
Other space plans can provide 55-75 desks



# BUILDING C – 12TH FLOOR

## CLUB ROOM 1,148 SQ FT

### ROOF GARDEN 5,174 SQ FT



## SUMMARY SPECIFICATION



Highly visible double height reception with breakout and waiting areas



11 showers in separate male & female changing facilities in a "gym" style block at lower and upper ground floor



144 cycle spaces & lockers, electric bike charging point and bike maintenance area



187 sq ft Private balconies on all upper levels overlooking the waterside public realm



3,200 plants, 29 trees & 1,300 bulbs planted onsite



1,148 sq ft Club Room on floor 12, leading onto a 5,300 sq ft landscaped roof garden for all



BREEAM rating for the overall performance of a new construction: EXCELLENT



Commitment to reduce energy, water and paper consumption and associated CO<sub>2</sub> 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.
- 1,148 sq ft Club Room on 12th floor leading on to a 5,301 sq ft landscaped roof terrace for all occupiers to enjoy.
- 187 sqft Private balconies on all upper levels.

#### 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.

#### 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 has been constructed using delta beam steel frame with precast concrete planks to give a flat soffit.

#### PARKING SPACES & ACCESS TRAVEL

- 2 charging points.
- 144 cycle spaces including 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.
- 138 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 one of which acts 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.

#### PERFORMANCE

- Sustainable management - The building is to provide a continual commitment to reduce energy, water and paper consumption and associated CO<sub>2</sub> emissions by merit of its design.
- BREEAM Excellent.
- EPC A.
- SmartScore Certified.
- WiredScore Platinum.
- Well Platinum.

#### MECHANICAL SERVICES: OFFICE PERFORMANCE

- 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 is 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.