



SECTION/03

PLANS & SPECIFICATION

03

BUILDING C

OVERVIEW

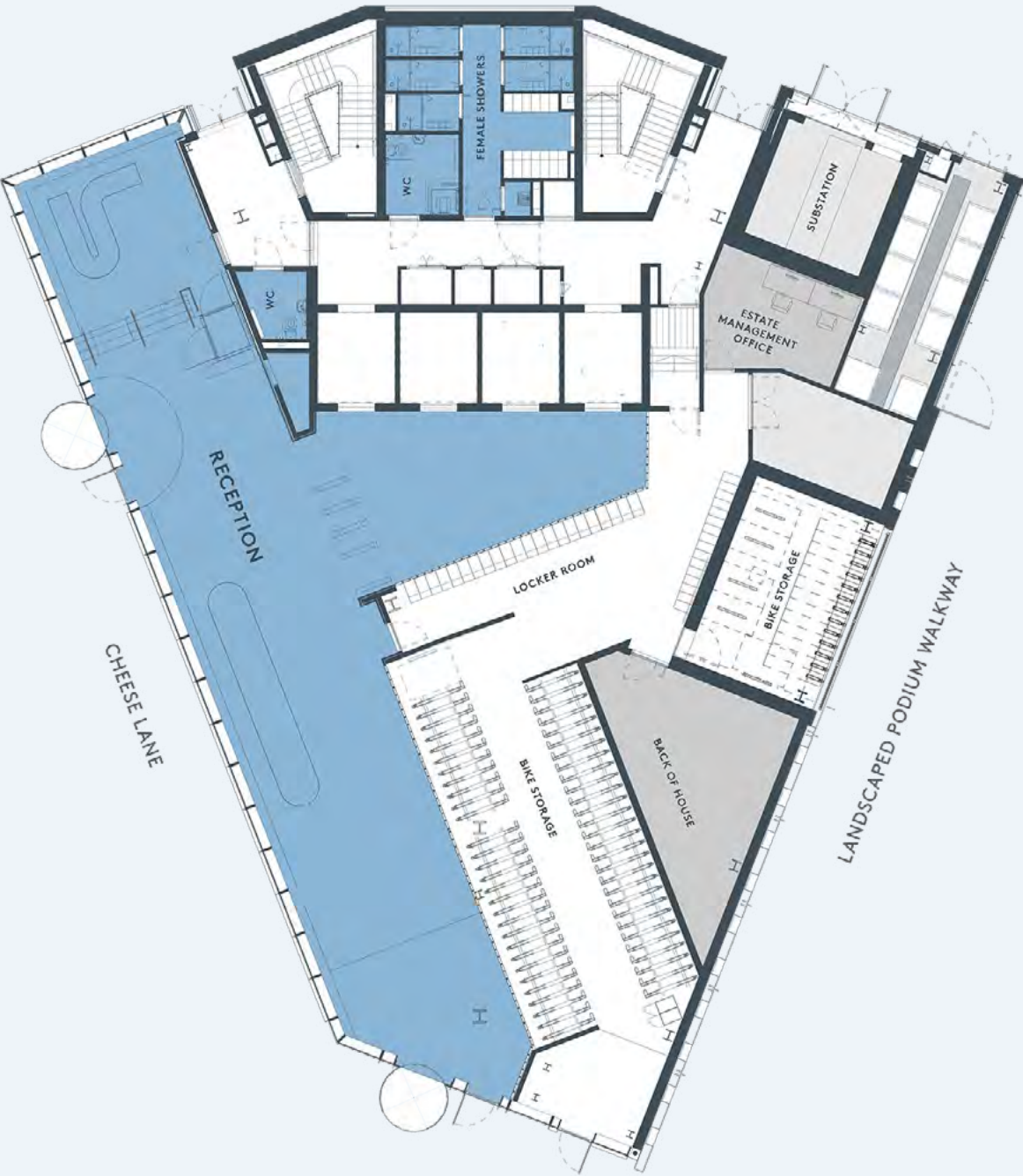
Building C is arranged over 14 levels, with each of the 12 office floors featuring an outdoor terrace. The top floor is home to the Club Room and rooftop garden, while the upper and lower ground floors include cycle storage, showers and changing rooms. Current availability totals 18,789 sq ft, comprising a fitted 3,147 sq ft Upper Ground Floor and 7,821 sq ft on each of the 4th and 5th floors.

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	Let to Forvis Mazars		
7th Floor	Let to Kaluza		
6th Floor	Under Offer		
5th Floor	7,821	727	187
4th Floor	7,821	727	187
3rd Floor	Let to Gilbanks		
2nd Floor	Let to Gilbanks		
1st Floor	Let to Gilbanks		
Upper Ground	3,145	292	
Reception	2,477	230	
Total	18,787	1,746	

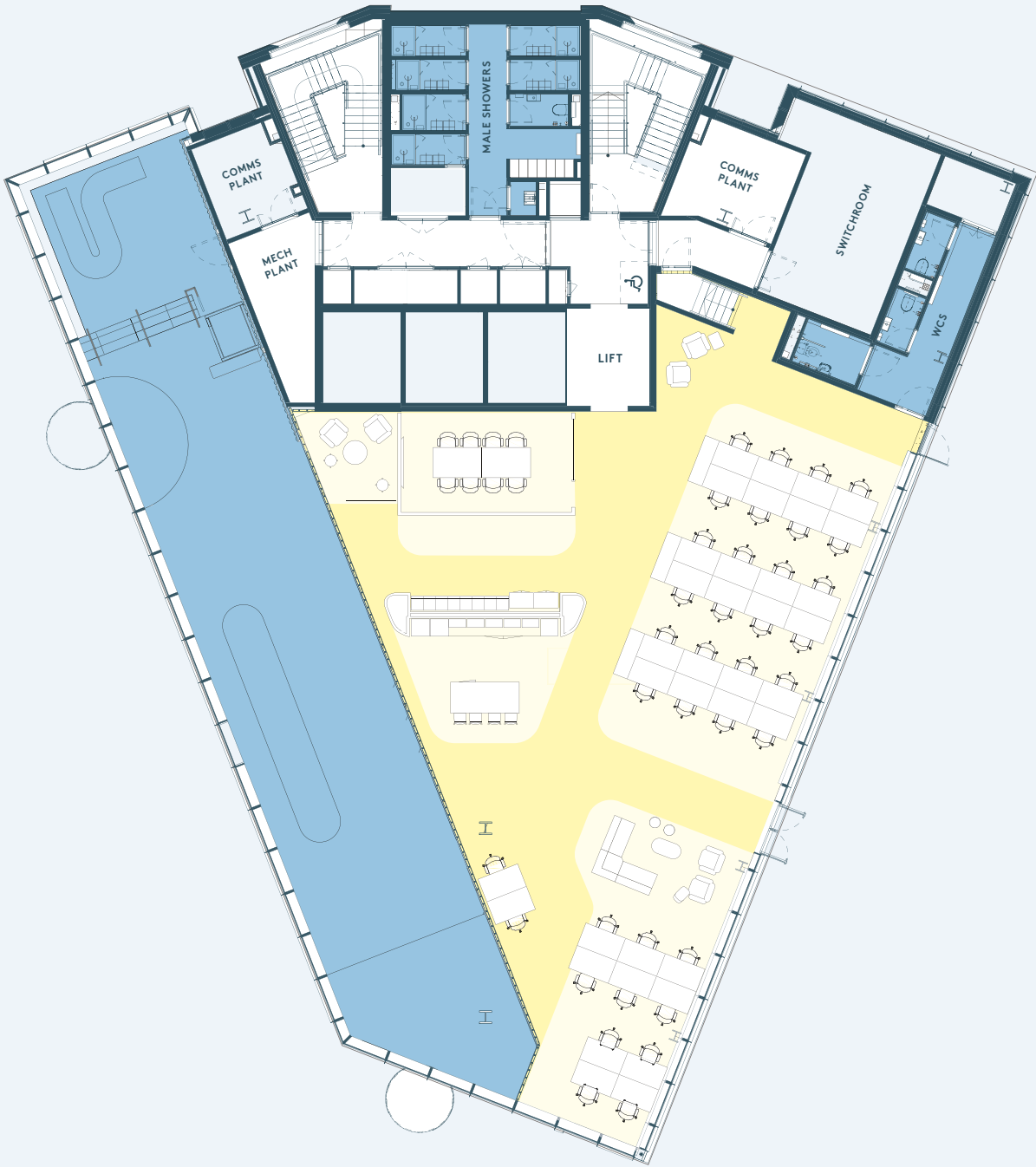
Approximate Net Internal Areas



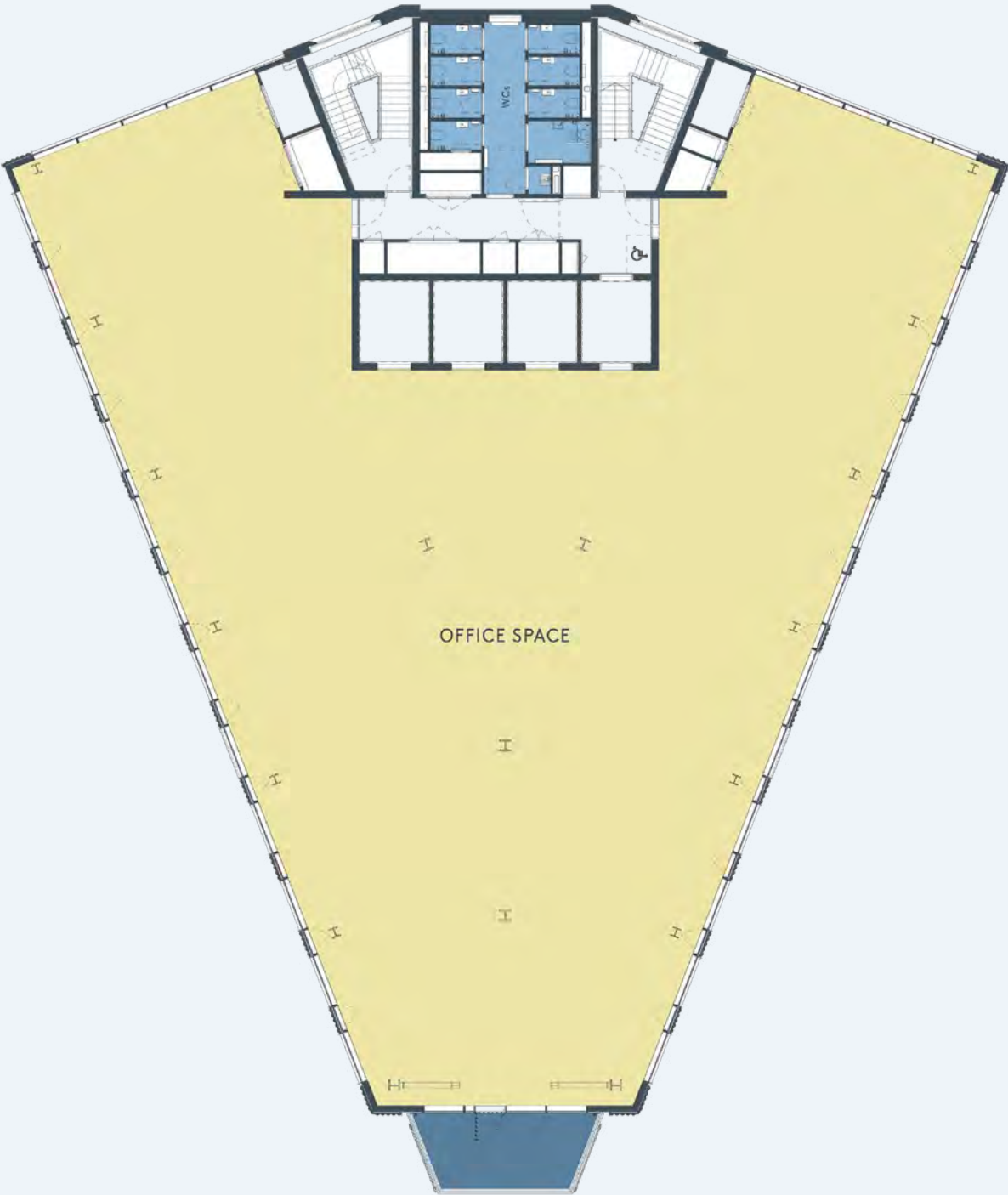
BUILDING C – LOWER GROUND



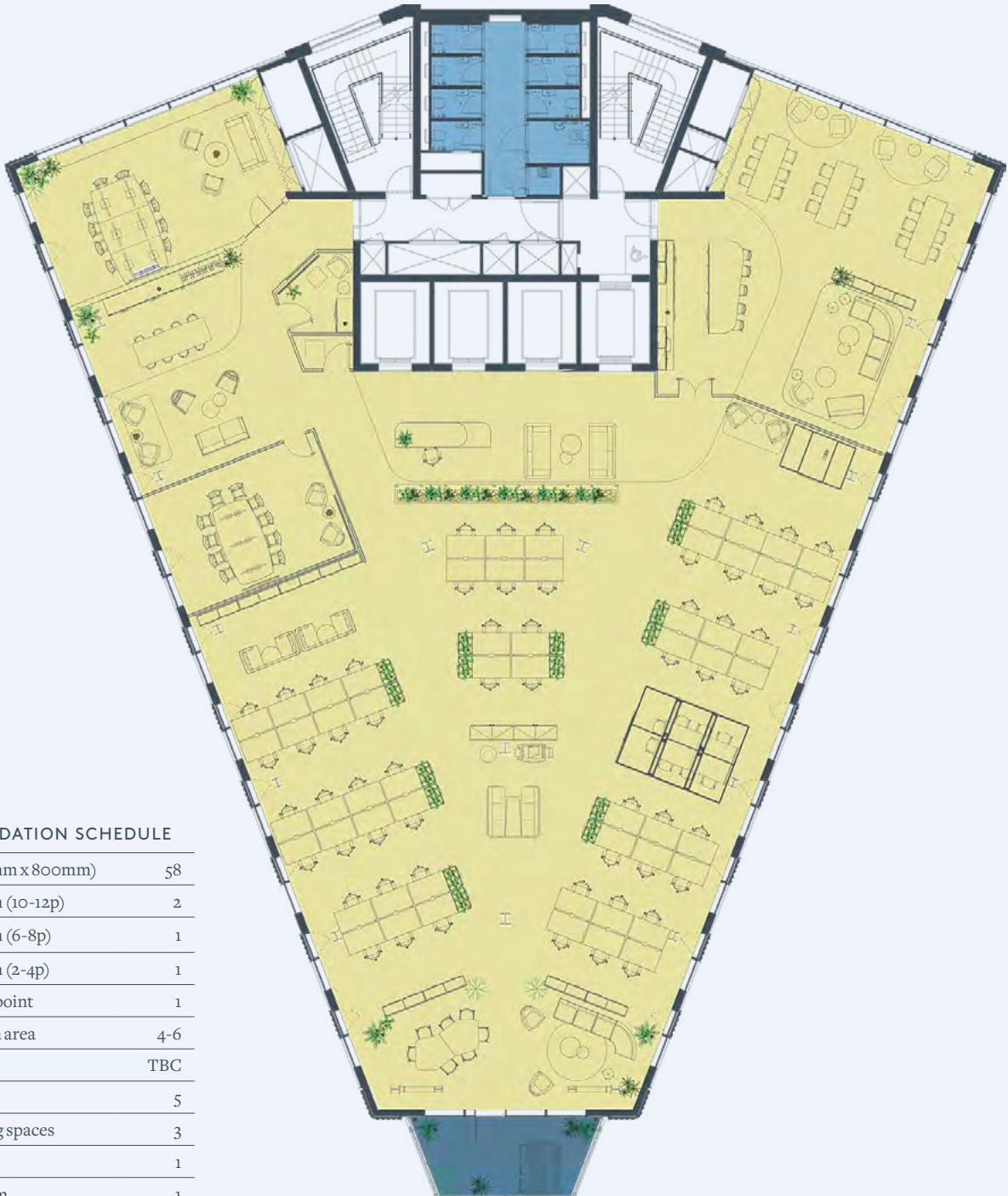
BUILDING C – UPPER GROUND
3,145 SQ FT / 292 SQ M



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



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 & 138 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 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.
- 1,148 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

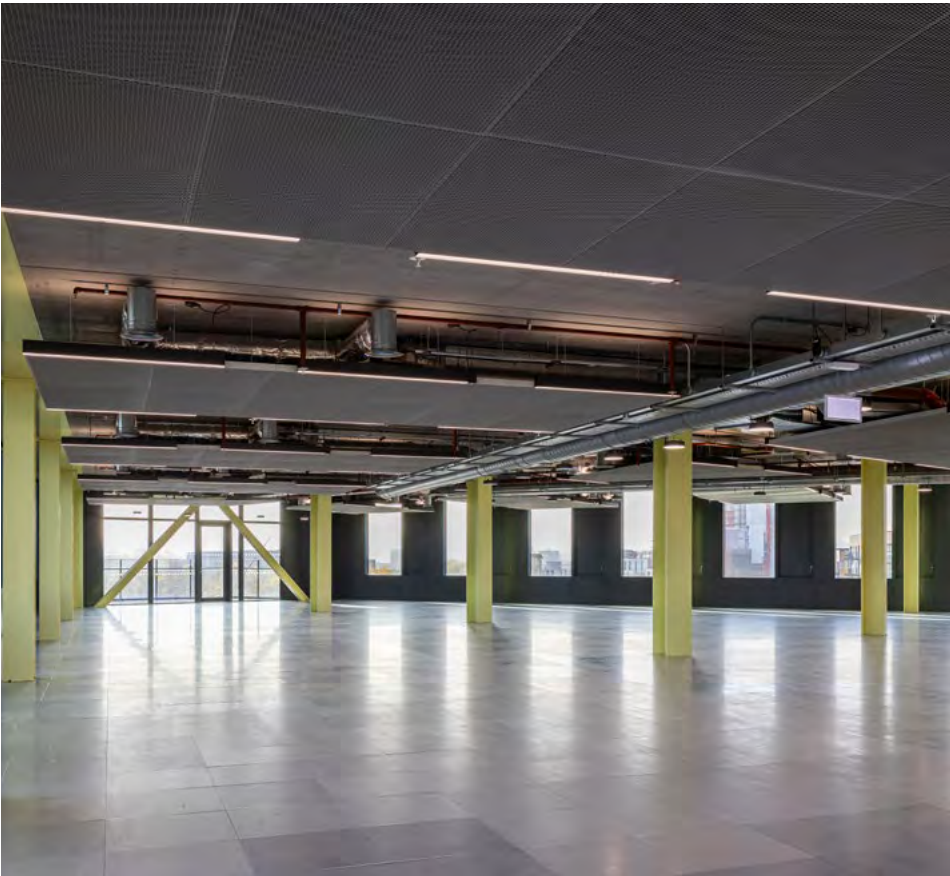
- 4 x 21 person passenger through lifts (1,600kgs), one of which one of which acts as a goods lift and one which will also act as a firefighting lift.
- Call car allocation system, integrated with the access control speed gates, enables lift to be called without having to touch anything.

PERFORMANCE

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



Sixth Floor

