TEMPLE POINT IS A PRIME OFFICE BUILDING IN THE TEMPLE QUARTER OF BRISTOL, A 76,000 SQ FT GRADE A DEVELOPMENT PROVIDING 16,600 SQ FT TYPICAL FLOORS AND IS AVAILABLE NOW.

AWARD-WINNING ARCHITECTS STRIDE TREGLOWN HAVE CREATED WORK SPACES FINISHED FOR MODERN OCCUPIERS WHO DEMAND THE BEST ENVIRONMENTS FOR THEIR STAFF.

THE BUILDING FEATURES AN EXTENDED CONTEMPORARY RECEPTION AREA WITH CONCIERGE SERVICES, EXCELLENT LIGHT AND SPACIOUS FLOORS ALLOWING FLEXIBLE AND CREATIVE SPACE PLANNING.

GENEROUS CAR PARKING AND DEDICATED CYCLE STORAGE WITH CHANGING FACILITY ON THE GROUND FLOOR.

TEMPLE POINT IS AN IMPORTANT PART OF BRISTOL'S PRIME TEMPLE QUARTER WITHIN THE EXTENDED ENTERPRISE ZONE.
SCHEDULE OF AREAS
TOTAL AVAILABLE AREA – 49,824 SQ FT – 4,629 SQ M

1. SECOND FLOOR
16,597 SQ FT – 1,542 SQ M

2. THIRD FLOOR
16,597 SQ FT – 1,542 SQ M

3. FOURTH FLOOR
16,630 SQ FT – 1,545 SQ M

4. GROUND FLOOR
LET

BUILDING SUMMARY
- NEW CONTEMPORARY RECEPTION WITH CONCIERGE SERVICES
- 3 x 8 PERSON PASSENGER LIFTS
- NEW CYCLE STORAGE
- 9 SHOWERS AND 50 LOCKERS
- OPEN, FLEXIBLE FLOOR PLATES
- RAISED FLOORS
- NEW AIR-CONDITIONING TO AVAILABLE FLOORS
- NEW LED LIGHTING THROUGHOUT
- METAL CEILING TILES
- UPTO 2.7 METRES FLOOR TO CEILING HEIGHTS
- FANTASTIC CAR PARKING PROVISION

TEMPLE POINT
**GROUND FLOOR**

- Let

**SECOND FLOOR**

- 16,597 SQ FT – 1,542 SQ M

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**CAR AND CYCLE PARKING**
- 112 CAR PARKING SPACES
- 3 ACCESSIBLE CAR PARKING SPACES
- 36 CYCLE PARKING SPACES
THIRD FLOOR
16,597 SQ FT – 1,542 SQ M

FOURTH FLOOR
16,630 SQ FT – 1,545 SQ M
THE BUILDING EXEMPLIFIES INNOVATION, CREATIVITY AND CONTEMPORARY DESIGN WITH SPECIAL EMPHASIS ON FEATURES AND FINISHES THROUGHOUT.

The new, remodelled reception hall features a striking bespoke bronze screen by artists Grace and Webb and bespoke furniture that defines the lounge waiting areas. Warm, natural tones are themed throughout the building, extending into WC, shower and changing areas.

**DETAIL AND FINISHES**

1. Amwell Aquasafe lockers in ground floor changing areas
2. Grace and Webb bronze screens in reception hall
3. Duravit washbasins and fittings in WCs
4. Reception bronze wall cladding
5. Dyson Airblade V hand drier / Domus Nova satin wall tiles
6. Ideal Standard Shower mixer / Domus Minimal glazed wall tiles
7. Amwell Dark Hessian IPS panelling
8. Reception desk frame details
BRISTOL WELLBEING

BRISTOL REGULARLY HEADS INDEPENDENT POLLS AS ONE OF THE VERY BEST CITIES TO LIVE AND WORK IN THE UK.

- SUNDAY TIMES WINNER ‘BEST PLACES TO LIVE 2017’
- EUROPEAN GREEN CAPITAL 2015
- BETTER BY BIKE, BRITAIN’S FIRST CYCLING CITY
- FAIRTRADE CITY

High quality staff demand the very best environments to work, live and spend their leisure time. Modern occupiers expect innovative, thoughtful and design led buildings that provide inspired settings for business. The city is a high quality, best in class destination for work, life and fun.
The road network in and around the existing Temple Circus is being greatly simplified with the new Temple Way creating a single thoroughfare into the city centre. Access to and from Temple Meads Station will be much improved and the extension to the Brunel Mile will seamlessly connect pedestrians and cyclists travelling from the east to areas such as Queen Square and harbourside to the West. Cycle routes in the area are being improved or newly created and connecting to the Bristol-Bath Railway Causeway.
TEMPLE QUARTER

TEMPLE POINT IS WITHIN THE RECENTLY APPROVED ENTERPRISE ZONE EXTENSION WHICH WILL OFFER NEW OCCUPIERS FINANCIAL INCENTIVES*.

The area is a magnet for a range of businesses and is set to attract a myriad of smaller, new high tech start-ups in the near future. The Temple Quarter Enterprise Zone will transform the experience of businesses, residents, staff and visitors with a range of dynamic initiatives.

The vision is to create a low carbon, creative, super-fast broadband environment in which business thrives. Engine Shed 2 is the perfect distillation of many of these concepts and with the arrival of Temple Point will provide a new dynamic urban district for Bristol.

*Subject to conditions. Further details available on request.
The Great Western mainline upgrade will not only bring London Paddington within 80 minutes of Bristol but also deliver bullet-train-inspired hybrid engines and state-of-the-art rolling stock to give passengers an improved experience. Temple Meads Station is also being upgraded to handle the new services.

Bristol Airport, a short hop 8 miles South West of the city, serves about 7.5 million passengers a year travelling to most major European destinations. Several expansion projects to the terminals have been delivered since 2015 and wide-bodied aircraft such as the 787 Dreamliner can now be operated.
THE CITY ATTRACTIONS HIGH QUALITY ORGANISATIONS AND PEOPLE LOOKING FOR THE VERY BEST WORK/LIFE FIT.

Bristol boasts a striking mix of industries. Traditionally associated employers such as the BBC, Rolls-Royce, Airbus and many from the financial sector are now joined by many new creative industries. Significant inward investment continues the dynamic trend with special emphasis on districts such as the Temple Quarter Enterprise Zone.
**OCCUPATIONAL DESIGN CRITERIA**

**BUILDING SERVICES**
Ventilation designed at 1.8m² occupational density. Heating and cooling designed at 1.10m² occupational density.

**MEANS OF ESCAPE**
314 persons max to upper floors based on means of escape. 660 persons max to ground floor based on means of escape.

**SANITARY ACCOMMODATION**
Overall building provision of 1:8m².

**PARKING SPACES**

**SHOWER AND LOCKER PROVISION**
9 x male/female showers. 1 x disabled shower, with lockers and changing area in dedicated ground floor facility.

**RECEPTION AND MAIN ENTRANCE**

**ENTRANCE**
New glazed curtain walled extension to create an extended reception area. Feature aluminium seave and colour coated galvanised steel braise soffit.

**LIGHTING**
Recessed and surface mounted LED luminaires. Suspended, LED feature lighting within the reception, plus recessed and surface mounted linear LEDs on ground floor lift entrance doors and main entrance area.

**CEILING**
Reception has a two storey open ceiling.

**FLOORS**
New natural finish porcelain floor tiles and recessed entrance matting.

**DESK**
Bespoke reception desk with incorporated IT.

**WALLS**
New decorative feature bronze wall panelling system and bronze laser-cut screen.

**PASSENGER LIFT**
3 x 8 person passenger lifts serving reception floor to 4th floor. Acceleration rate of between 0.8 and 1.0m/s.

**TOILET ACCOMMODATION**

**FLOORS**
New natural finish porcelain floor tiles with matching plinth skirting.

**SUPER LOOs**
10 x WCs and 1 accessible WC provided per floor each with a wall mounted WC suite and Duravit D-Code Washbasin. Wall to ceiling tiling and modern wood effect IPS panel.

**EXTERNAL FRAME**

**FAÇADE**
New glazed curtain wall section to ground and first floor fronting visitor car park and reception. Existing spandrel panel system to remainder of the building retained and overhauled.

**OFFICE ACCOMMODATION**

**FLOOR TO CEILING HEIGHT**
Upto 2.7m from top of floor tile to ceiling tile.

**CEILING**
600mm x 600mm metal ceiling tiles and grid with hanger centres of 900mm lined with 12.5mm wallboard.

**RAISED FLOOR**
Metal tile raised access floor panels providing service voids averaging 140mm on levels 2 and 3 and between 150mm and 230mm on level 4.

**LIGHTING**
Combination of recessed LED luminaires and LED downlighters to comply with the design intent of CIBSE Lighting Guide LG7.

**LIGHTING CONTROLS**
Lighting control system configured to allow separate control in individual zones for office zones of no more than four workplaces in office areas. PIR and daylight sensing.

**WALLS & COLUMNS**
Emulsion painted dry lining.

**INTERNAL DOORS**
White laminate faced doors to office space. Door frames, architraves and stops primed and painted.

**STRUCTURAL DESIGN CRITERIA**

**FLOOR LOADINGS**
The building is a mix of steel and reinforced concrete frame. The following imposed loads have been advised in the existing structure: Office space 3.0kN/m².

**SERVICES DESIGN CRITERIA**

**TEMPERATURE**
Internal temperature for open plan office 22.0°C (+/- 2.0°C).

**VENTILATION SYSTEMS**
VRF system. Office (fresh air): Fresh air supply to office areas 12 litres/sec/person.

**BUILDING MANAGEMENT SYSTEM**
Upgraded BMS system improving monitoring and control.

**ELECTRICAL INSTALLATIONS**
2 x 100A 69kVA to each floor.

**LIGHTING LEVELS**

**EMERGENCY LIGHTING**
Refuges 5 lux, operation in 5 seconds. Plant rooms, switch rooms and emergency winding facilities for lifts - 15 lux, operation in 5 seconds. Fire alarm control and indicating equipment - 15 lux, operation in 5 seconds. Reception areas - 15 lux, operation in 5 seconds. Panic bars and pads or security devices - 5 lux, operation in 5 seconds.

**FIRE DETECTION AND ALARM**
New Fire detection and Alarm system providing a Category L2 system.

**SUSTAINABILITY**

**ENERGY MANAGEMENT SYSTEM**
New Energy Management System (EMS) for individual tenant billing and accumulation of detailed energy usage data to monitor systems and highlight areas where energy improvements could be available.

The LTHW and CHW energy meters will be provided to each half floor plate and connected to the BMS for interrogation and logging of energy usage.

**SECURITY**
Speed gates from ground floor reception to lift lobby. Building alarm and CCTV.

**CONCIERGE SERVICE**
Impact concierge service will be provided. Customisable to individual tenant requirements and will include Advantage Card, travel arrangements, cab booking, dry cleaning and restaurant reservations.
LEGAL & GENERAL REAL ASSETS ARE MAJOR GLOBAL PROPERTY MANAGERS AND LEADING INVESTORS IN THE CITY OF BRISTOL.

LGIM Real Assets (LGIMRA) is one of the UK’s leading real assets investment managers with £23.5 billion in assets under management. Our combined expertise in private residential, commercial property and private credit provides a compelling investment approach.

As one of the most active institutional fund managers in the UK, we offer asset management experience and exceptional access across markets, sectors and locations. We are proud to be recognised as an industry leader, combining depth of knowledge and innovative ideas to serve the long-term needs of clients, businesses and communities.

LGIM Real Assets is part of Legal & General Investment Management (LGIM), one of the world’s largest institutional asset managers and a major global investor managing £894 billion for more than 3,000 clients.

A PROPERTY DEVELOPED AND OWNED BY:

LOTUS PARK, STAINES
Use: Office
Area: 70,000 sq ft
Completion: 2015

WARDOUR STREET, LONDON
Use: Office
Area: 34,000 sq ft
Completion: 2013

AZTEC WEST, BRISTOL
Use: Office
Area: 52,000 sq ft
Completion: 2015

SENATOR HOUSE, LONDON
Use: Office
Area: 78,000 sq ft
Completion: 2018

LOTUS PARK, STAINES
Use: Office
Area: 70,000 sq ft
Completion: 2015

THORPE PARK, LEEDS
Use: Office
Area: 31,000 sq ft
Completion: 2016

WARDOUR STREET, LONDON
Use: Office
Area: 34,000 sq ft
Completion: 2013

ONE COLMORE SQUARE, BIRMINGHAM
Use: Office
Area: 66,000 sq ft
Completion: 2016

LEGAL & GENERAL

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LEGAL & GENERAL
ADDRESS: TEMPLE POINT
REDCLIFFE WAY
BRISTOL
POSTCODE: BS1 6NL

Temple Court can be found in the Redcliffe district of Bristol and the simplest locator is its very close proximity to Temple Meads Station. Access to the main onsite parking is via the Redcliffe Way dual carriageway travelling West. The car parking can also be entered to the South of the building via Redcliff Mead Lane.

MOTORWAY CONNECTIONS
- 12 MINUTES TEMPLE POINT TO M32
- 16 MINUTES TEMPLE POINT TO M4 JUNCTION 19
- 19 MINUTES TEMPLE POINT TO M5 JUNCTION 15

PARKING ACCESS
A ENTRY/EXIT FROM WESTBOUND CARRIAGeway OF REDCLIFFE WAY
B ACCESSIBLE ENTRY/EXIT AND PARKING FROM WESTBOUND CARRIAGeway OF REDCLIFFE WAY
C ENTRY/EXIT FROM REDCLIFF MEAD LANE
D ENTRY/EXIT FROM REDCLIFF MEAD LANE
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