



ASSEMBLY
BRISTOL

BUILDING C

CHEESE LANE, BRISTOL BS2 0JJ



ASSEMBLY

Welcome to Assembly Bristol, a smart and flexible workplace in the heart of the city.

Assembly is made for Bristol. Its waterfront setting and landscaped areas provide a major new public space, while a new pontoon provides access to Temple Quay. Perfectly placed for transport, leisure and retail, the development is just a short walk from Temple Meads Station, Cabot Circus and the thriving Old City.

Building C is under construction and provides 92,716 sq ft of thoughtfully designed space. Together with the next phase, Building B, Assembly can provide options from 1,808 sq ft up 119,915 sq ft.

Both environmentally efficient and designed for staff wellbeing, Building C features include high ceilings, abundant natural light, external balconies, excellent cycle facilities, and a communal club room and roof terrace on the top floor.

The first of Assembly’s three buildings, Building A has been let in its entirety to BT. Delivering one of the largest workplace improvement programmes in the UK, BT will create a hub for 2,500 people as part of a multi-million pound investment in the city of Bristol.

An impressive new destination for Bristol, Assembly’s next phase will be delivered for fitting out in early 2023.

Assembly is Made for Bristol.

PERFECTLY LOCATED

With its commanding position overlooking the city’s Floating Harbour, Assembly Bristol sits within the Bristol Temple Quarter Enterprise Zone, one of the largest urban regeneration areas in the UK. The site is adjacent to Temple Way and a short walk from Cabot Circus, the city centre’s main shopping area.

Excellent transport links include Temple Meads Station less than a five minute walk away, for regular services to London and the rest of the UK. The site is well served by various bus routes, including a new Metrobus. And with Bristol being the UK’s first ‘cycle city’, major provision has been made for cyclists within the design of the development.

BRISTOL TEMPLE QUARTER ENTERPRISE ZONE

The Enterprise Zone promises to dramatically transform the area, with Bristol University’s new £300m Campus, and a five-star hotel and conference centre all set to complete within the next five years.



MAINTAIN
BRISTOL

SITE OVERVIEW & KEY FEATURES

Building C offers flexible space from 3,147 sq ft to 92,716 sq ft over 14 levels.

Public realm is at the heart of Assembly, with impressive new public walkways, a waterside park and pontoon bringing new energy and connectedness into the area. With a stunning landscaped garden and Club Room on the rooftop, and balonies on all upper levels, the development makes the most of its location, delivering a workplace that’s designed with staff wellbeing top of mind.



EXTERNAL BALCONIES
Each upper level has a balcony that serves as a breakout space, making the most of the waterside location and providing panoramic views of the city.



WATERSIDE COFFEE SHOP / RESTAURANT
An operator will be selected for the waterside café / restaurant unit under Building A, which includes an external patio area.



RECONNECTING THE CITY
Assembly’s new walkways will link Cheese Lane with Temple Way as well as various other cut throughs from Narrow Plain and Temple Way.



WATERSIDE PONTOON
The development includes a fantastic floating walkway that leads from Assembly under Temple Way to Bristol Temple Meads Station.

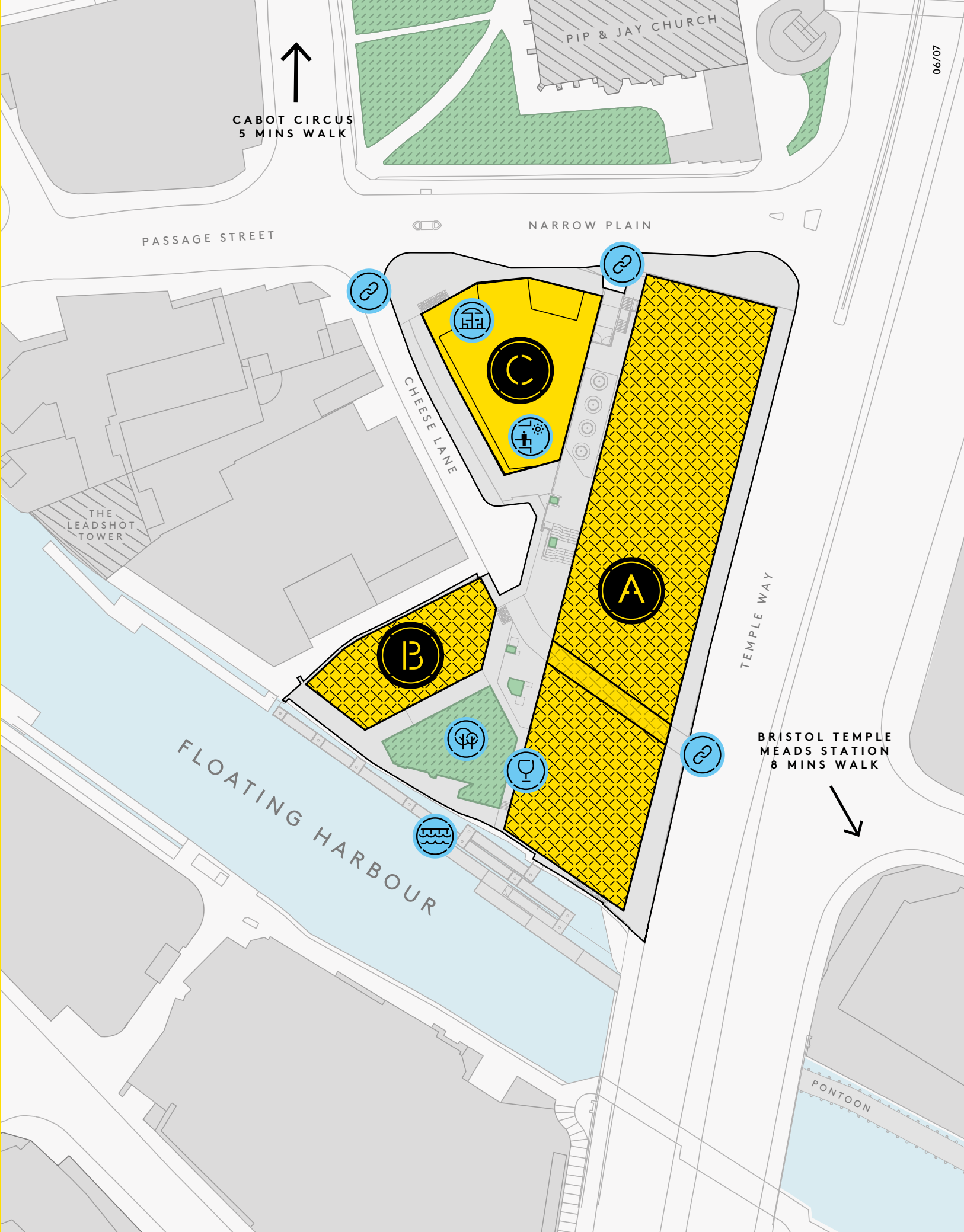


LANDSCAPED WATERFRONT PARK
The public realm will provide a spectacular new waterside space to enjoy, and a new destination for Bristol.



ROOFTOP TERRACE AND CLUB ROOM
Building C includes a green rooftop terrace with extensive planting and seating areas providing stunning views across the city. The Club Room provides occupiers a space to escape, relax or entertain.

- A** BUILDING A
LET TO BT
- B** BUILDING B
27,999 SQ FT
- C** BUILDING C
92,716 SQ FT



BUILDING C

Building C is a unique proposition in Bristol, and will appeal to a diverse range of occupiers. It has been designed with meticulous attention to detail; every component has been carefully considered to help businesses boost productivity, creating an efficient working environment in which employees can thrive.

The design of the office environment will have a material impact on staff productivity, wellbeing and health. Building C is arranged over 14 levels, with 12 office floors incorporating balconies offering spectacular views across the city, a stunning communal rooftop garden and a shared landscaped podium with Building A, for all to enjoy. The building promises to deliver a thriving workplace with a focus on staff wellbeing.





BUILDING C: NORTH ELEVATION



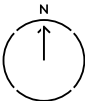
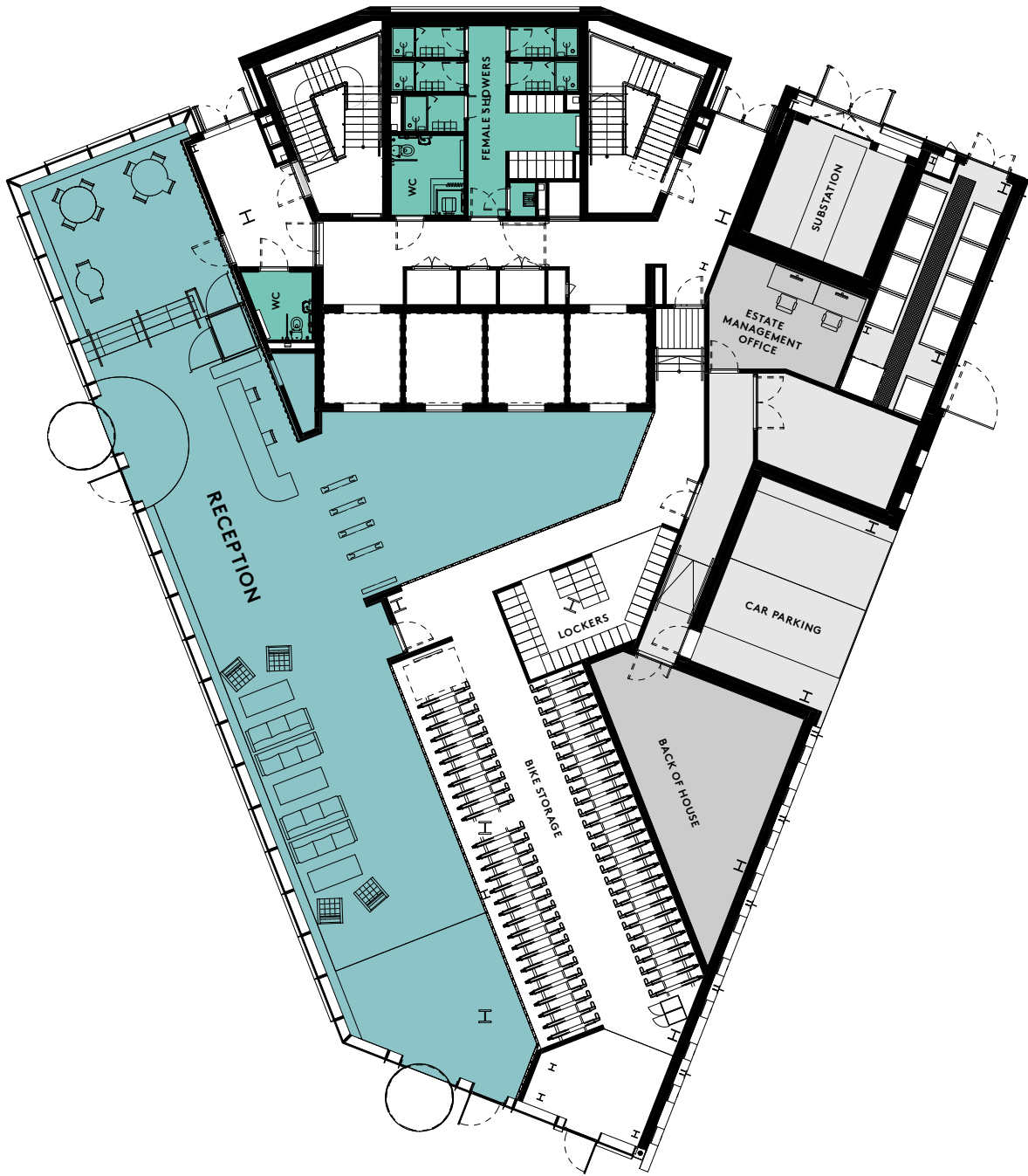
RECEPTION

BUILDING C: PROPOSED FLOOR AREAS	SQ FT	SQ M	BALCONY/ TERRACE SQ FT
CLUB ROOM	1,160	108	5,301
11TH FLOOR	7,812	726	175
10TH FLOOR	7,812	726	175
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

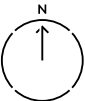
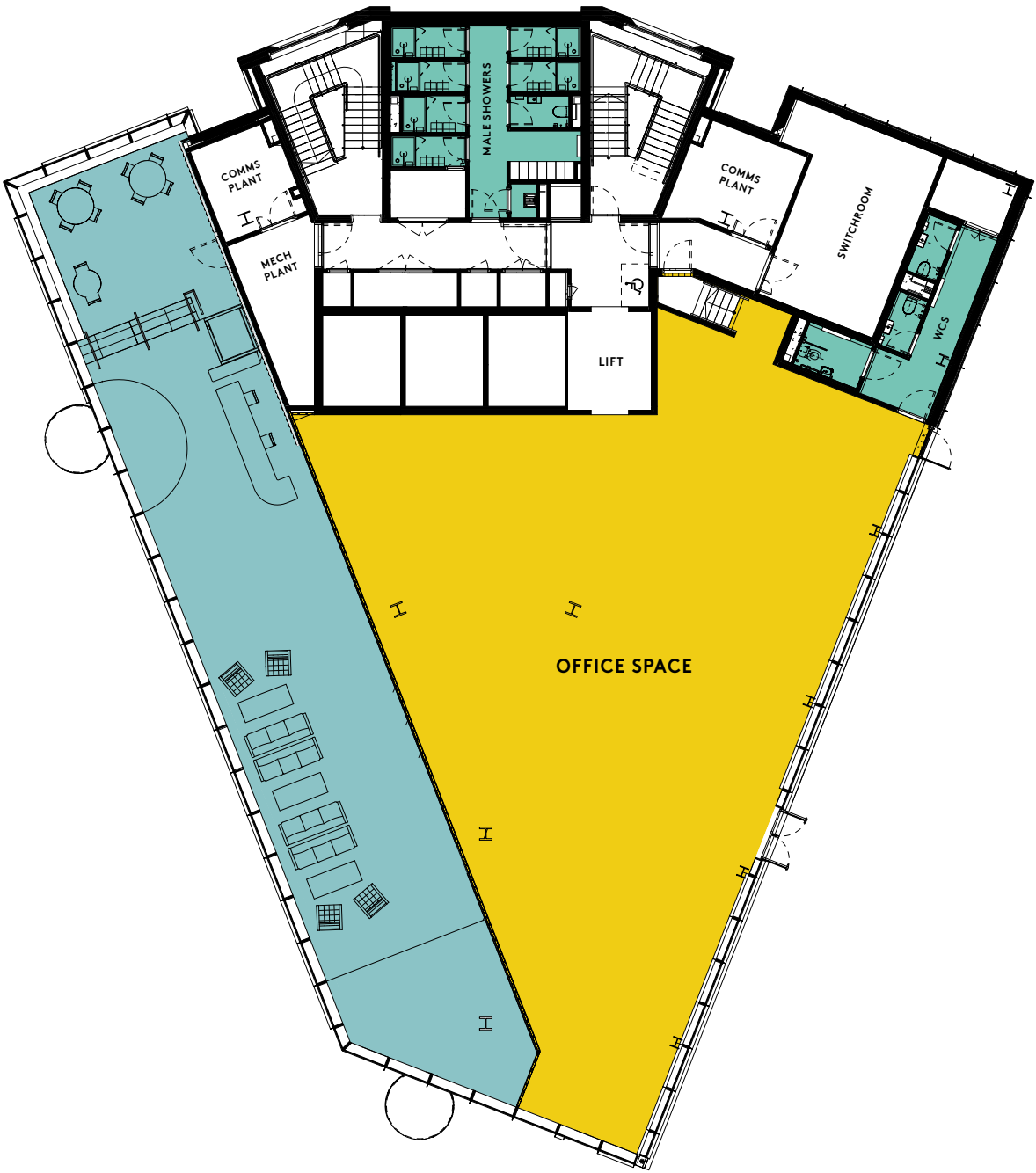
LOWER GROUND FLOOR

2,477 SQ FT / 230 SQ M



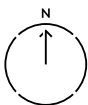
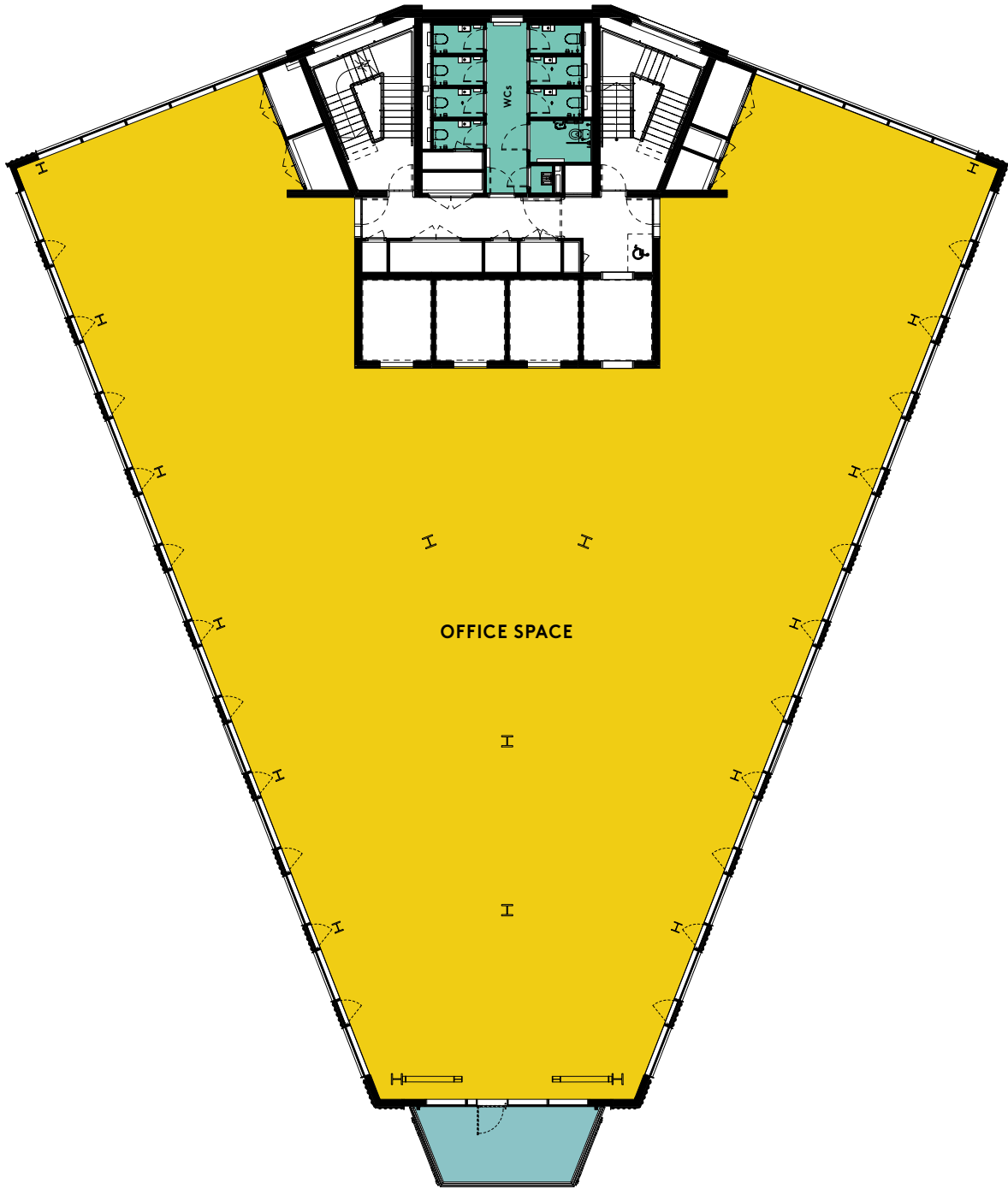
UPPER GROUND FLOOR

3,147 SQ FT / 292 SQ M



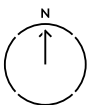
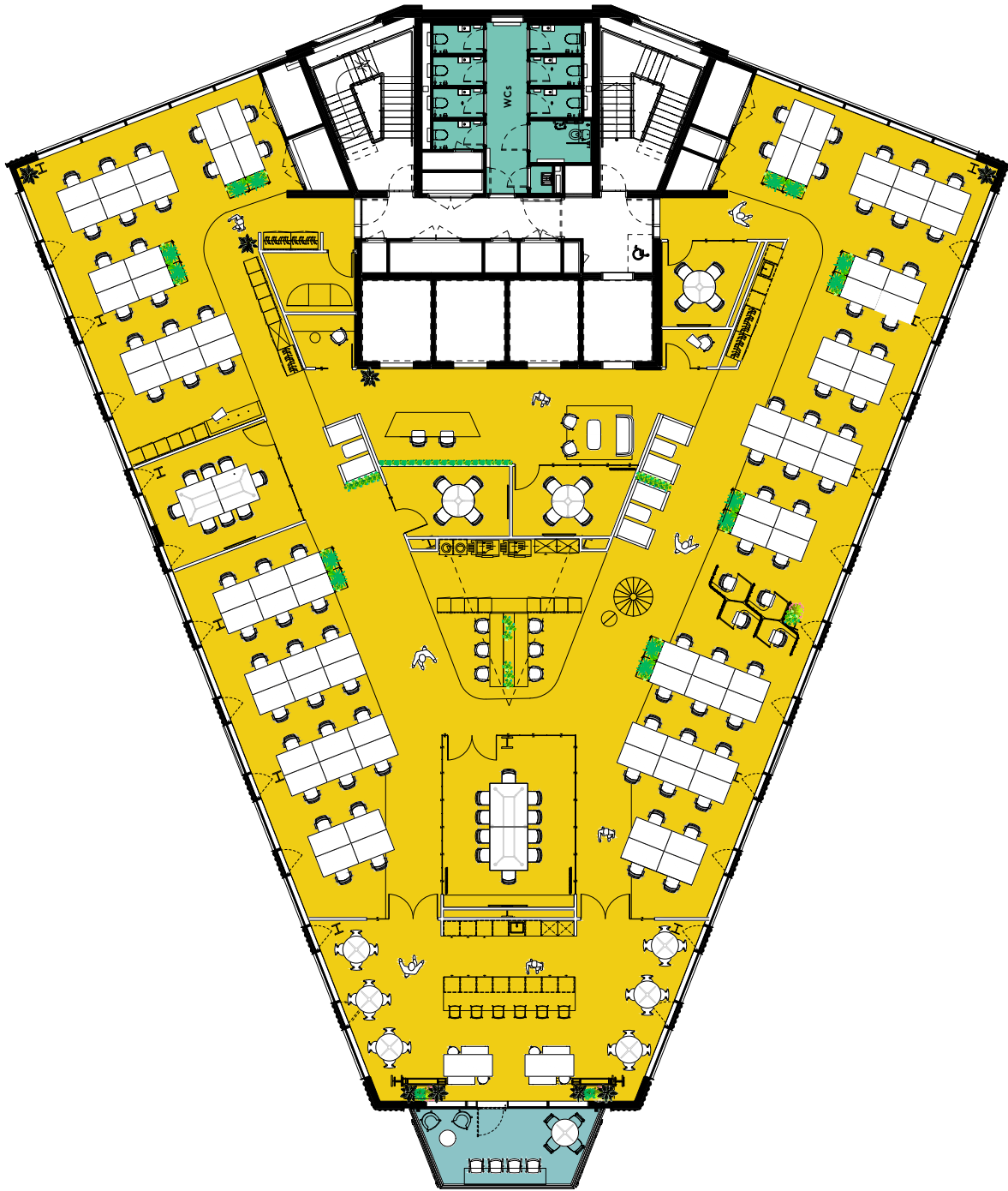
TYPICAL UPPER FLOOR

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



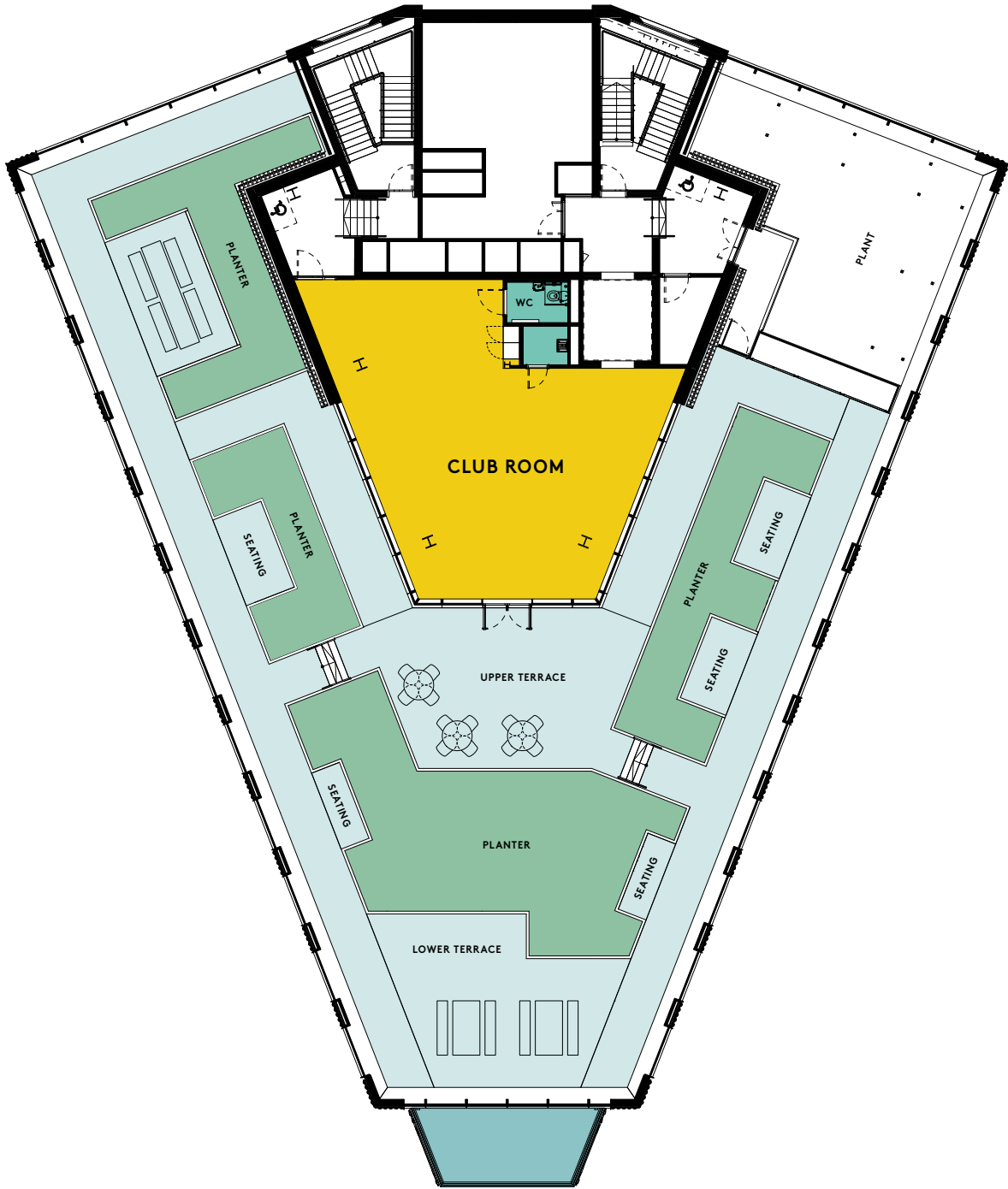
TYPICAL UPPER SPACE PLAN

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



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



SHELL & CORE OPTION - ALL SERVICES WILL BE CAPPED, WITH VENTILATION DUCTWORK FIRE DAMPED AT JUNCTION



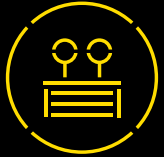
BREEAM RATING FOR THE OVERALL PERFORMANCE OF A NEW CONSTRUCTION: EXCELLENT



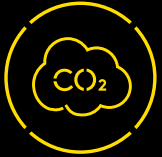
11 SHOWERS IN SEPARATE MALE & FEMALE CHANGING FACILITIES IN A "GYM" STYLE BLOCK AT LOWER AND UPPER GROUND FLOOR



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.
- 116 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.
- 116 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.
- Shell & Core option - all services will be capped, with ventilation ductwork also fire damped, at the junction with each tenant occupied space.

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.
- Cycle Heart Rating (tbc).



WELLBEING & PRODUCTIVITY

A healthy and happy working environment is crucial to your employees' wellbeing and has a significant impact on business productivity. Building C includes several features aimed at improving occupant wellbeing.

The spacious floorplate includes generously proportioned windows with large opening sections, creating a working environment with plenty of natural daylight and fresh air.

Breakout spaces and external balconies will help to boost collaboration, while the communal Club Room, impressive roof terrace and excellent cycling facilities will help contribute to a healthier and happier balance of work and life.

COVID-19 MEASURES

- Fresh air rates exceed regulations, with mechanical ventilation also including filtration.
- Openable windows provide the option of natural ventilation.
- Building C Lift Car Call Allocation System, integrated with the access control speed gates, enables lifts to be operated touch-free.



ROOF TERRACE

BUILDING DESIGN

Designed with the future in mind, Building C offers class leading connectivity, and excellent flexibility, to enable evolution over time. Throughout the design process, sustainability has been a crucial consideration, with Assembly’s impeccable green credentials providing peace of mind and lower running costs for occupiers.



SUSTAINABILITY

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

Clean, Lean & Green initiatives:

- BREEM ‘Excellent’ rating.
- EPC ‘A’ rating.
- Environments are controlled by all electric reversible air source heat pumps.
- Hot water is heated from the Bristol City Council heat network.
- Tenants can certify their spaces under the WELL Framework.



CONNECTIVITY

Officially one of the UK’s Smart Cities, Bristol is at the forefront of the digital revolution. Assembly Bristol offers a wealth of connectivity with numerous internet service providers.

We aim to achieve ‘Platinum’ WiredScore certification as a minimum, with available speeds and bandwidth ranging from 300 MB/s up to 10 GB/s.

SMART systems:

- Lift Car Call Allocation System, integrated with the access control speed gates, enables touch-free operation of the lifts.
- Visitor Management Systems
- Internet and Telecoms (Preconnect, Node).
- Wayfinding and Infotainment





CLUB ROOM



AMENITIES

At the very top of Building C, the beautifully landscaped rooftop garden offers stunning views across the city. The ideal spot from which your staff can enjoy some lunchtime relaxation during the day, it will also serve as an impressive venue for outdoor meetings or post-work gatherings during the sunnier months. Leading directly onto the roof terrace, the Club Room is a place to relax, escape or entertain, providing another strand to Building C's focus on workplace wellbeing.

Cyclists, runners and walkers are all well catered for, with 11 showers, 116 changing room lockers, drying/airing stations, 116 secure cycle storage spaces and 6 Brompton bike lockers.

Assembly Bristol also offers a Brompton Hire facility with 8 fold up bikes ready for public hire, together with a further 40 public cycle spaces on the estate.



A WATERSIDE COMMUNITY

Assembly aims to give something back to the city. Its three buildings will ultimately host thousands of employees, representing a new waterside business community in the heart of Bristol. And as well as being home to a range of mixed use spaces including cafes, shops and restaurants, the development's new pontoon and canal-side public areas will create an urban haven for everyone to enjoy, while improving pedestrian journeys through the city centre.



BUILDING A

LET TO BT

Assembly’s first phase, Building A, will complete in summer 2021. Let in its entirety to BT as part of their ‘Better Workplace Programme’, the building will be a hub for up to 2,500 employees from summer 2022.

Mayor of Bristol, Marvin Rees, said on the arrival of BT: “This investment will create a new, modern workspace in the heart of the city and will contribute to the ongoing transformation of Temple Quarter. We are delighted that this will bring skilled jobs and growth into Bristol and the west of England as we recover from the Covid-19 pandemic.”



BUILDING B

COMING SOON

Building B will complete the Assembly Bristol scheme, and will offer 28,000 sqft of prime Grade A office space over seven floors.

ALL ENQUIRIES



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A DEVELOPMENT BY



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