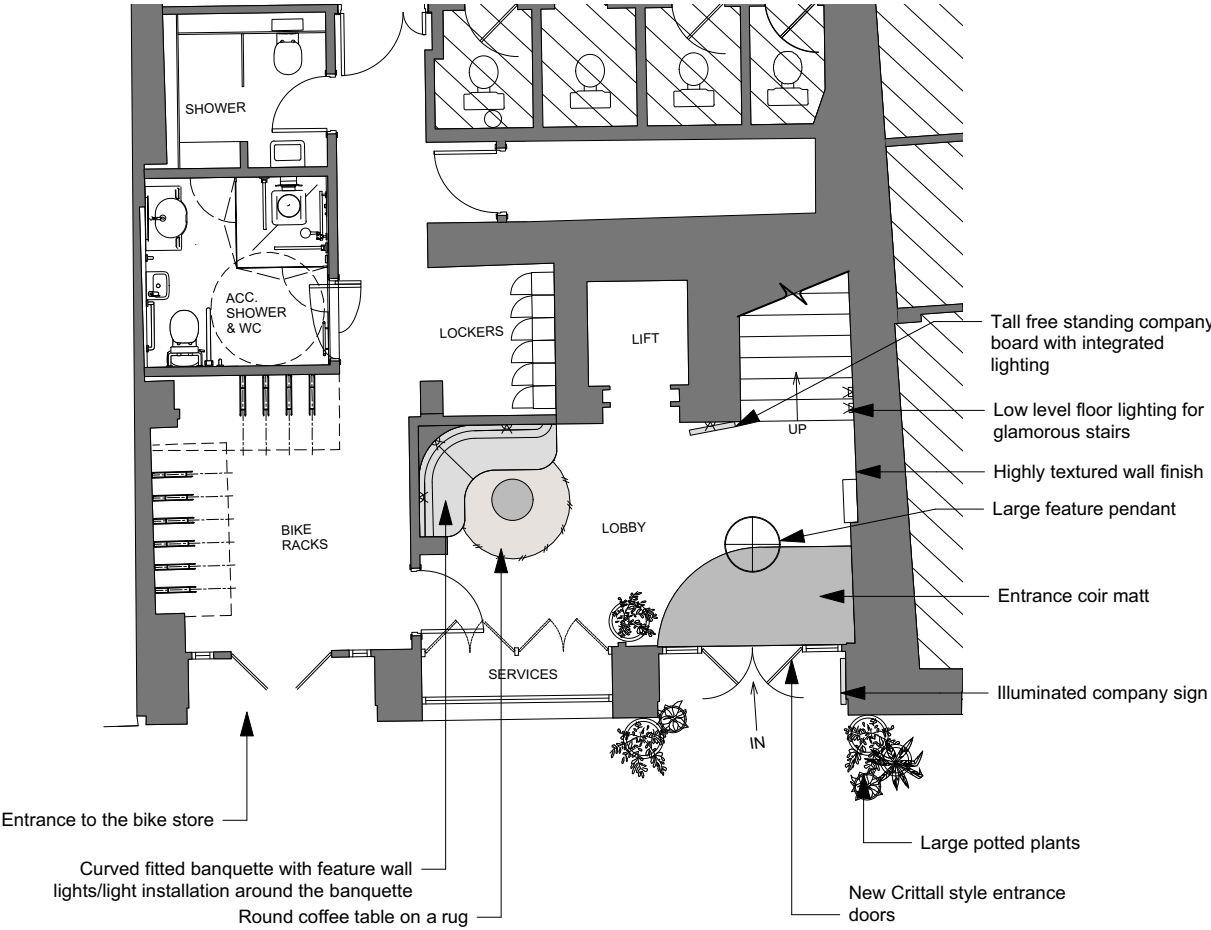


ENTRANCE LOBBY OPTION A

- Pros - Boutique look seating corner, welcoming & minimalist look. Nice and open space

-Cons- Mostly decorative. May not be very useful to single occupier

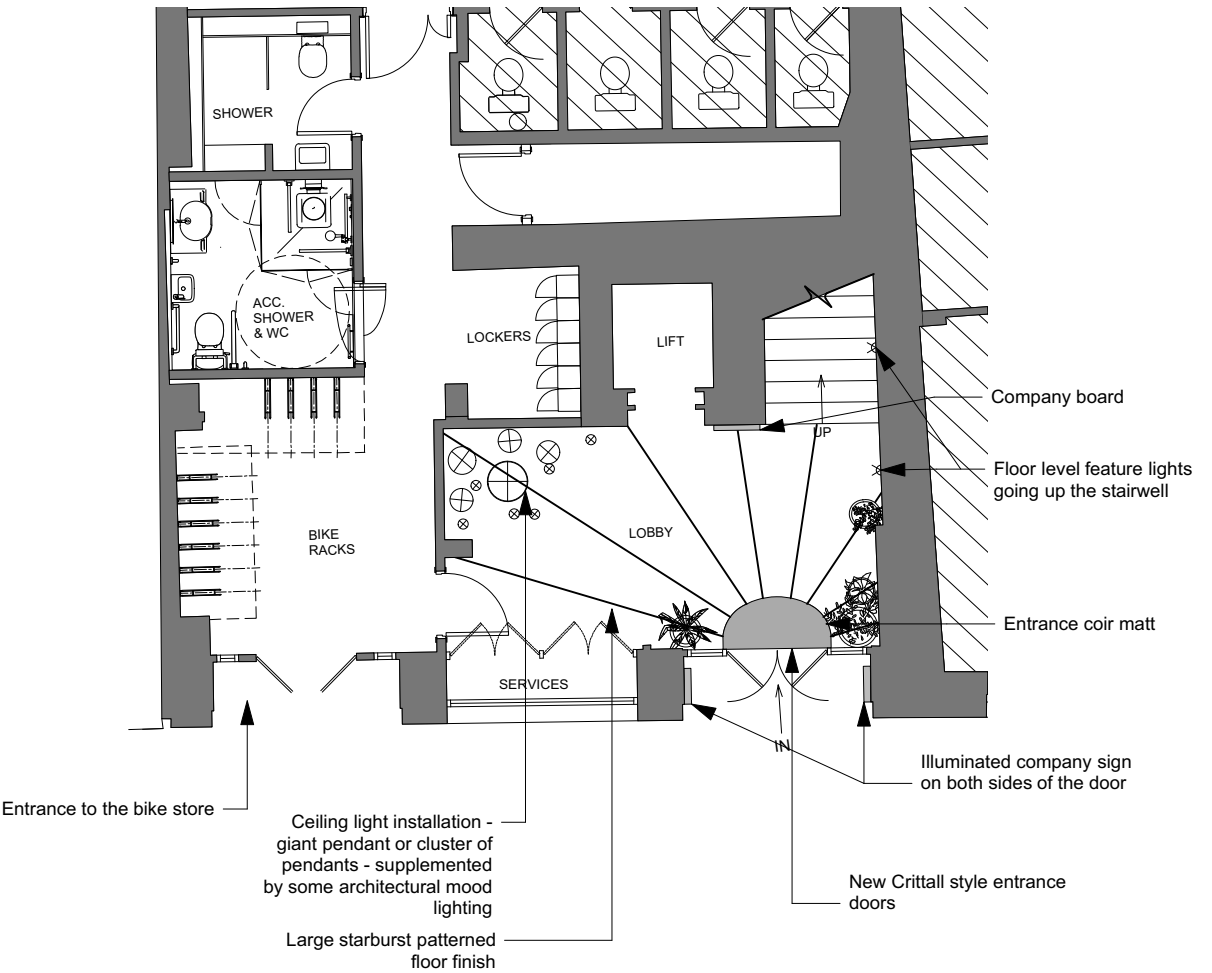


1 GA Layout Plan - Ground Floor Option A
Scale: 1:100

ENTRANCE LOBBY OPTION B

- Pros - Striking and memorable first impression

-Cons- Lighting and finish and signage only - no seating.



2 GA Layout Plan - Ground Floor - Option B
Scale: 1:100

Notes & Disclaimer

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No.	Date	By	Revision Notes



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Project
PORTWALL LANE
Bristol

Drawing description
General Arrangement Layout Plan -
Ground Floor Opt. A & B

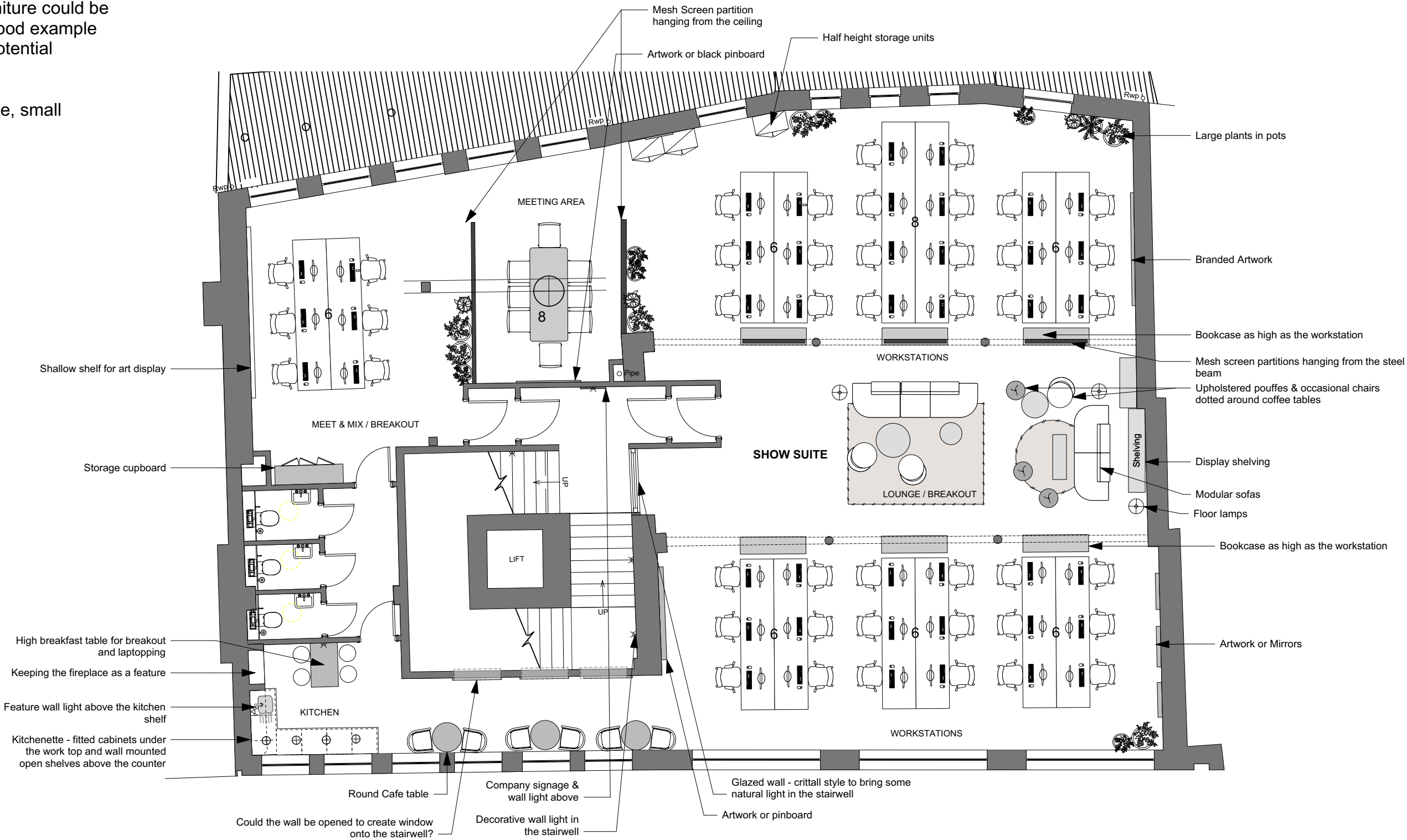
Scale	Date	Drawn by	Reviewed by
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Project No.	Sheet No.	Revision	
PLB 01	01.01.01		

SECOND FLOOR OPTION A

- Pros - Good workstations / non-workstation ratio - All furniture could be re-used from the top floor - Good example of fuller capacity to show to potential tenants

-Cons- Too full as a show suite, small tucked away kitchen

DESK CAPACITY: 44-50



1 GA Layout Plan - Second Floor - Option A
Scale: 1:100

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RUN FOR THE HILLS

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MEMBER

ab

Project

PORTWALL LANE
Bristol

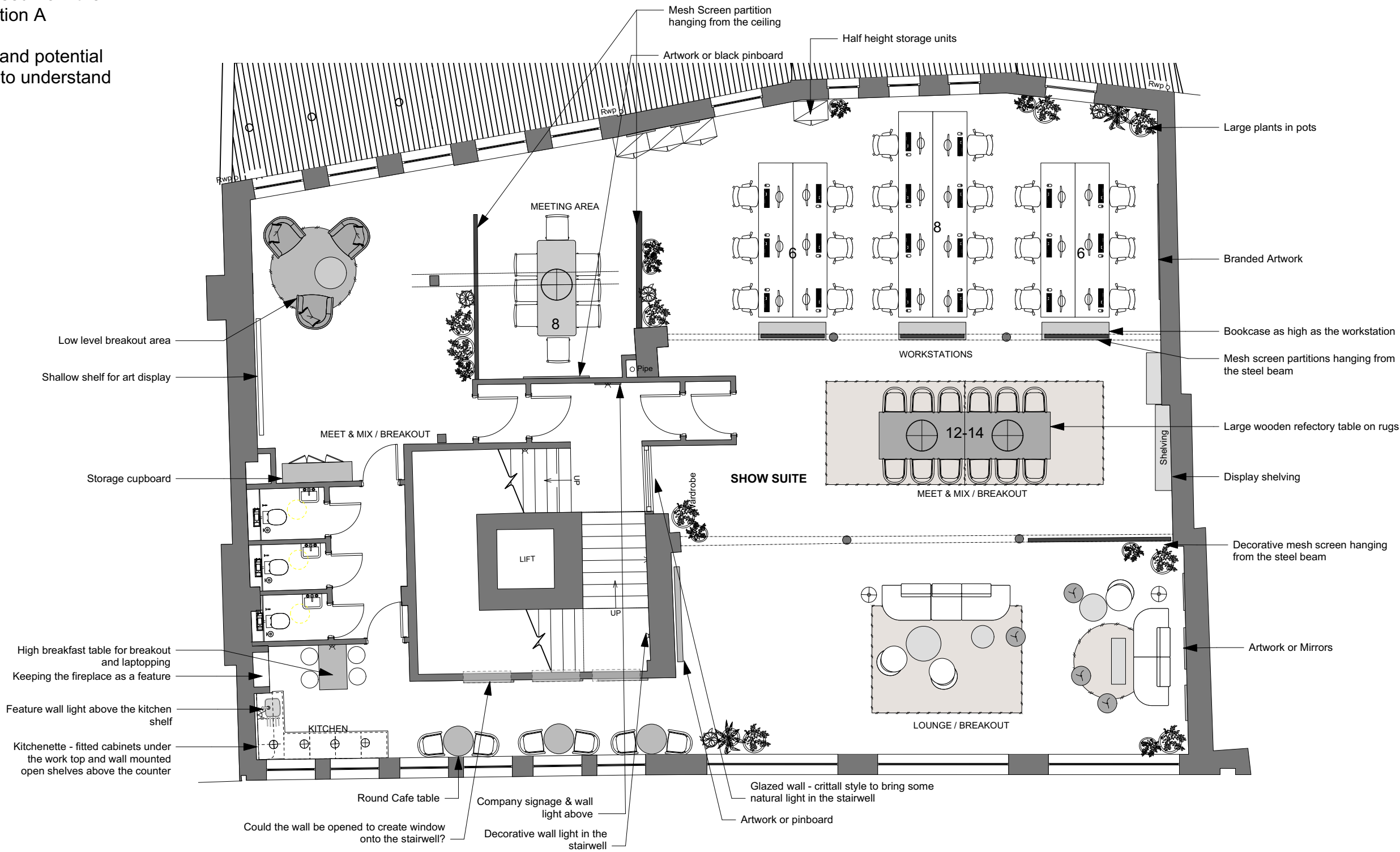
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General Arrangement Layout Plan - Second Floor Opt. A			
Scale	Date	Drawn by	Reviewed by
1:100	15/03/2021	PB	-
Project No	Sheet No.	Revision	
PLB 01	01.01.02		

SECOND FLOOR OPTION B

- Pros - OPTION A with less for workstations All furniture re-used from the top floor - more open than option A

-Cons- May feel more empty and potential tenants will need a floor plan to understand fuller capacity.

DESK CAPACITY: 20-26



1 GA Layout Plan - Second Floor - Option B
Scale: 1:100

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Project
PORTWALL LANE
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Drawing description
General Arrangement Layout Plan -
Second Floor Opt. B

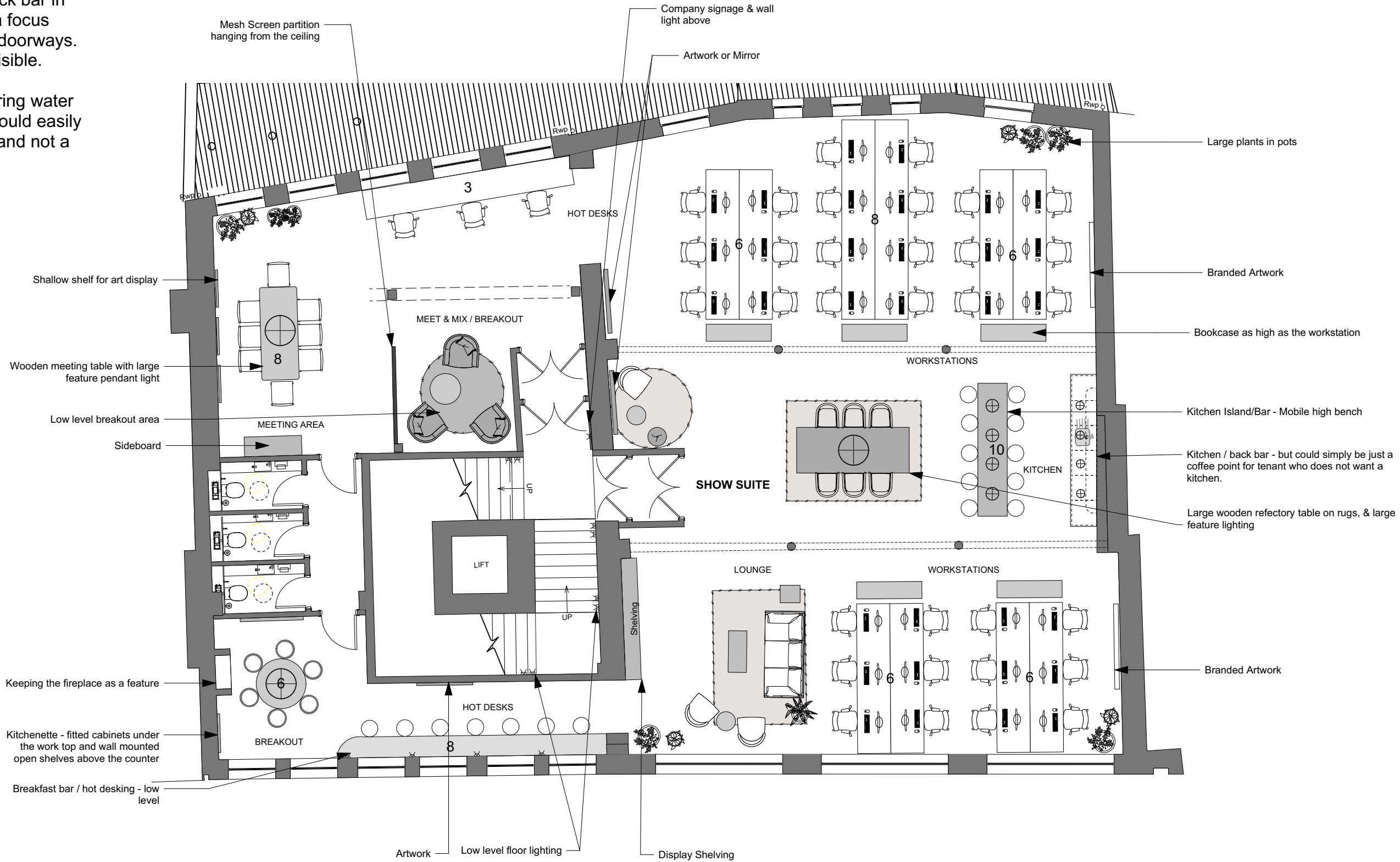
Scale	Date	Drawn by	Reviewed by
1:100	15/03/2021	PB	-
Project No.	Sheet No.	Revision	
PLB 01	01.01.03		

SECOND FLOOR OPTION C

- Pros - large feature kitchen / back bar in the centre of the main space as a focus point when you come in. Double doorways. Keeping the existing stone wall visible.

-Cons- May be more difficult to bring water & drainage to the other end but could easily just be a removable coffee point and not a fixed kitchen.

DESK CAPACITY: 43 - 49



1 GA Layout Plan - Second Floor - Option C
Scale: 1:100

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RUN FOR THE HILLS



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Project
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Drawing description

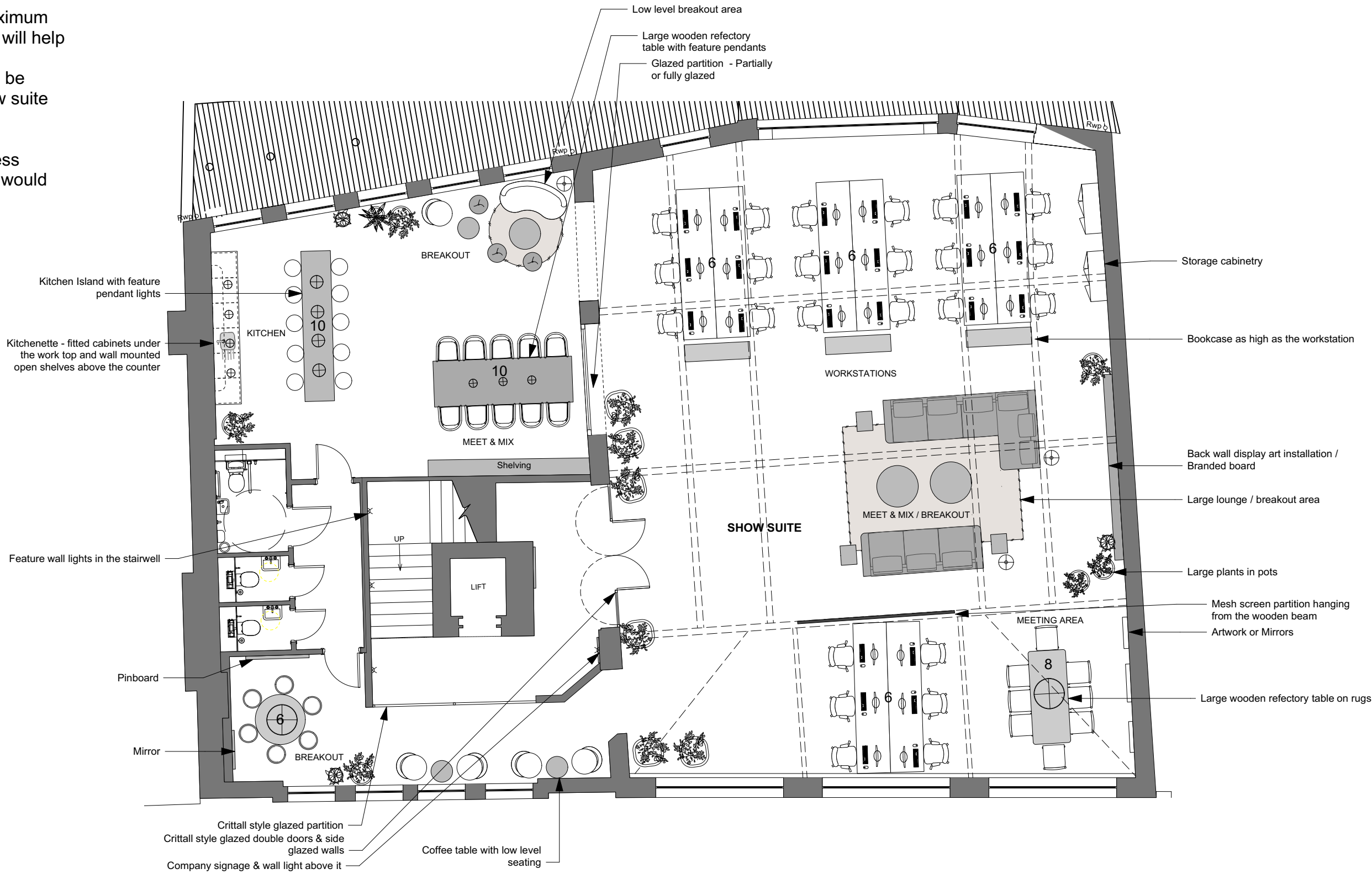
General Arrangement Layout Plan -
Second Floor Opt. C

Scale	Date	Drawn by	Reviewed by
1:100	15/03/2021	PB	-
Project No.	Sheet No.	Revision	
PLB 01	01.01.04		

TOP (THIRD) FLOOR OPTION A

- Pros - Maximum wow factor, maximum PR value to attract single tenants, will help to sell to single occupier, great for photography, loose furniture could be moved to the second floor as show suite if/when that's needed
- Cons- May make 2nd floor look less impressive & agents say this floor would sell itself anyway

DESK CAPACITY: 24 - 34



1 GA Layout Plan - Top Floor Opt.A
Scale: 1:100

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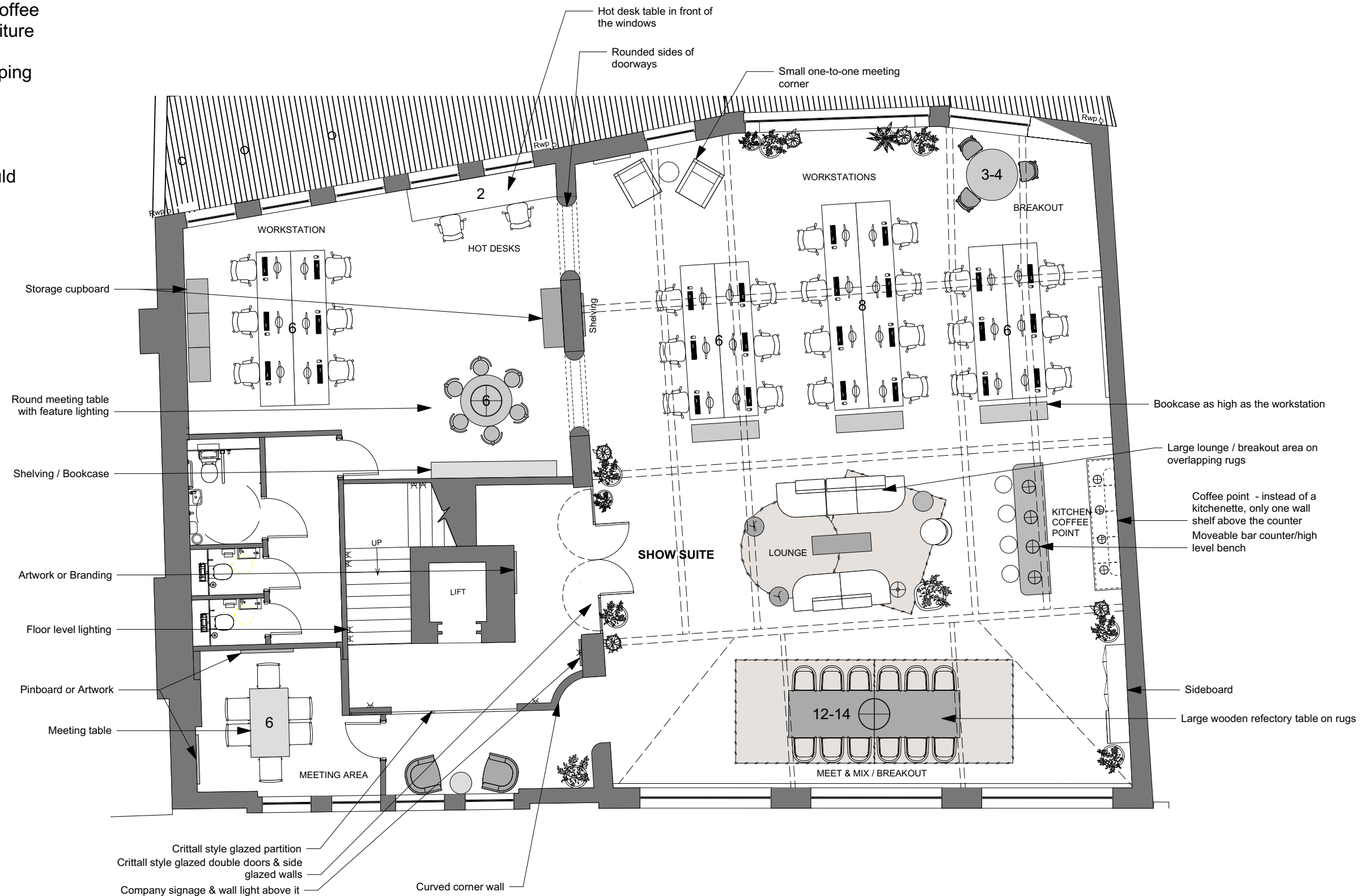
Drawing description
General Arrangement Layout Plan -
Top Floor Opt. A

Scale	Date	Drawn by	Reviewed by
1:100	15/03/2021	PB	-
Project No	Sheet No.	Revision	
PLB 01	01.01.05		

- Pros - Maximum wow factor, Large coffee point instead of the kitchen, loose furniture could be moved to the second floor as show suite if/when that's needed. Keeping most of the existing supporting walls untouched.

- Cons- May make 2nd floor look less impressive & agents say this floor would sell itself anyway

DESK CAPACITY: 26 - 34



1 GA Layout Plan - Top Floor Option B
Scale: 1:100

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No.	Date	By	Revision Notes



Project
PORTWALL LANE
Bristol

Drawing description

General Arrangement Layout Plan -
Top Floor Opt. B

<u>Scale</u> 1:100	<u>Date</u> 15/03/2021	<u>Drawn by</u> PB	<u>Reviewed by</u> -
<u>Project No</u> PLB 01	<u>Sheet No.</u> 01.01.06		<u>Revision</u>