

EMBARQ

Redcliff Quay



A DESTINATION LIKE NO OTHER

Prominently positioned at Redcliff Quay, Embarq is a landmark 100,000 sq ft office building overlooking the Floating Harbour, offering stunning views across the city towards Bristol Bridge, King Street and Castle Park.

Offering 3,000 - 60,000 sq ft of exceptional open plan workspace, this future-oriented destination with excellent on site amenity, delivers an environment to maximise productivity and well-being for its occupiers.



EMBARQ ON YOUR JOURNEY

Approach Embarq across the newly landscaped piazza and enter the building via the remodelled entrance reception and into the stunning full height central atrium.

The Piazza, with its new seating and raised planted beds and views across the floating harbour, is a great spot to enjoy lunch or an al fresco drink from the RQ coffee shop.

With lush greenery and inviting breakout spaces encouraging you to spend more time outdoors.

A SENSE OF ARRIVAL

As you enter Embarq, you are immediately greeted by its warm and inviting atmosphere, featuring biophilic design elements and cosy seating areas that are perfect for visitors and guests to alight, ad hoc meetings or to take a call.

A low carbon refurbishment - retaining the majority of the carbon intensive components of the building.



A DESTINATION WHERE PEOPLE CAN TRULY THRIVE



Flowing seamlessly from the entrance lounge, Embarq's full-height atrium and the newly positioned reception and refreshment station creates a warm and welcoming experience for both occupiers and visitors, while striking feature staircases link the ground and first floors.

THE QUAY DIFFERENCE

SPECIFICATION AT A GLANCE



Remodelled entrance and landscaped piazza



Architect designed atrium with reception & feature staircase



RQ coffee pod in reception



Large flexible floorplates of 20,000 sq ft



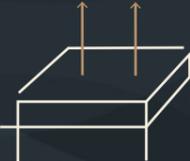
3,000 - 60,000 sq ft of exceptional workspace



New VRF air conditioning



Ventilation with heat recovery, air filtration and demand controlled by CO₂ levels



Refurbished raised floors with a 150mm floor void



Floor to ceiling height of 3.34m



New automatic LED lighting with presence detection



New high-performance windows and curtain walling



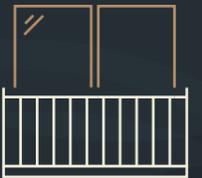
Super fast 10GB fibre 'preconnect' to every floor



New end-of-journey facilities



50 secure basement car parking spaces



Waterside balconies

A DESTINATION WHERE YOU LEAVE NO FOOTPRINT

Sustainability and reducing environmental impact are at the forefront of Embarq's design.



OPERATIONAL CARBON SAVINGS

140 tonnes CO₂ per annum. This represents yearly carbon emission savings of 65% per year compared to the existing building.



100% ELECTRIC

Decarbonised 100% electric building. Using 100% responsibly sourced green energy.



BIODIVERSITY

Extensive new planting serves to promote biodiversity and create healthier environments.



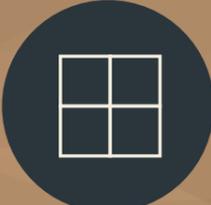
RAPID EV CHARGING

Rapid electric vehicle charging of up to 22 KW/h.



EXPOSED SOFFITS

Exposed concrete soffits designed to act as a heat sink - reducing cooling or heating loads.

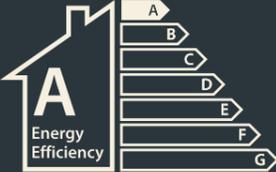


REUSED RAF TILES

Over 90% of the raised access floor tiles will be refurbished and reused to make considerable carbon savings.

BREEAM[®] EXCELLENT

Targeting BREEAM Excellent will put Embarq in the top 5% of refurbishment projects in the city.



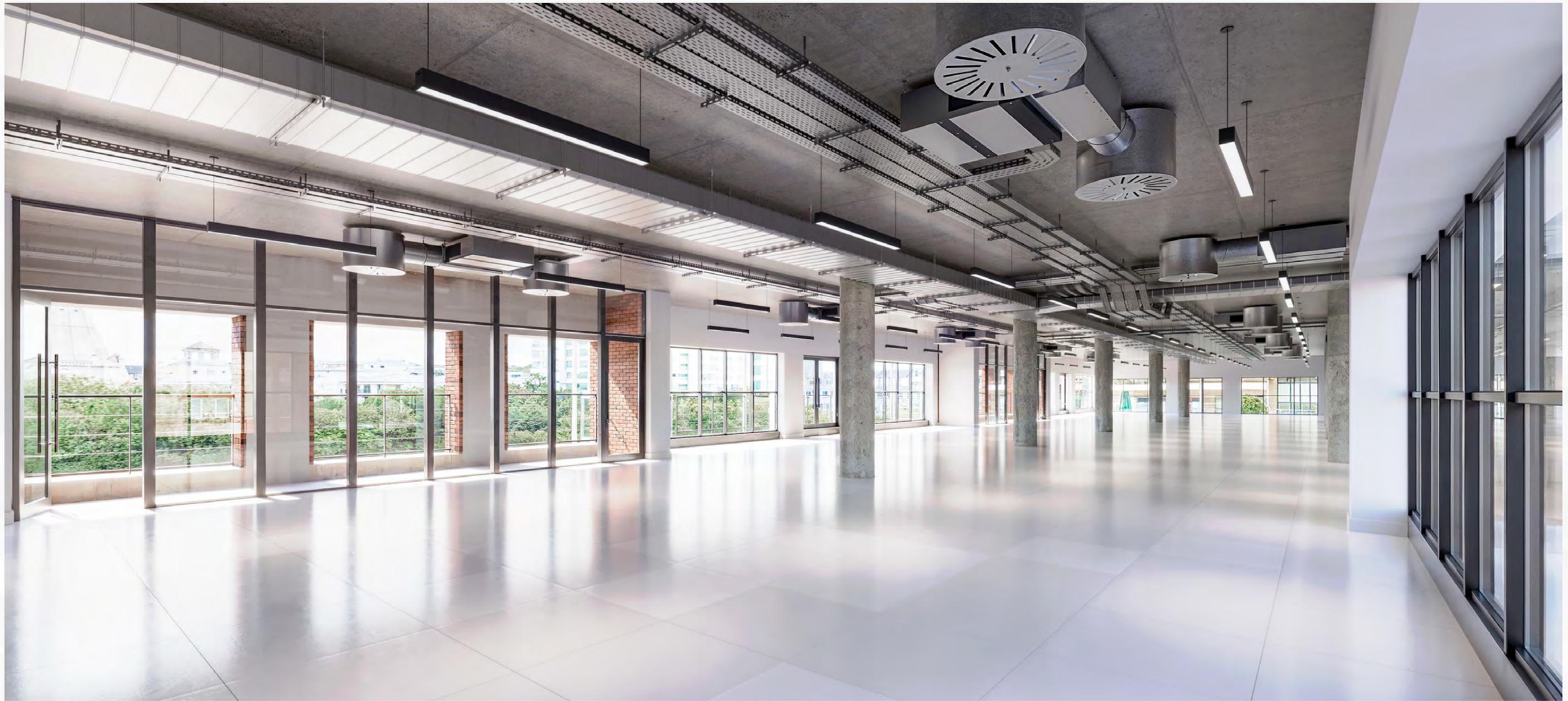
Targeting EPC A - Through the use of high thermal performance windows, combined with all electric energy efficient building services, Embarq will achieve a 65% reduction in operational CO₂ emissions.

NABERS

NABERS is a system for rating the energy efficiency of office spaces. Embarq is targeting a design for NABERS performance rating of 4 stars.

WiredScore

Targeting WiredScore Gold - Embarq will aim to meet the highest standards for fibre optic availability, connectivity and future resilience in the infrastructure in the building.



WORKSPACE WITH A VIEW

With floorplates of 20,000 sq ft, Embarq offers high quality flexible workspace flooded with natural light and waterfront balconies overlooking the Floating Harbour.

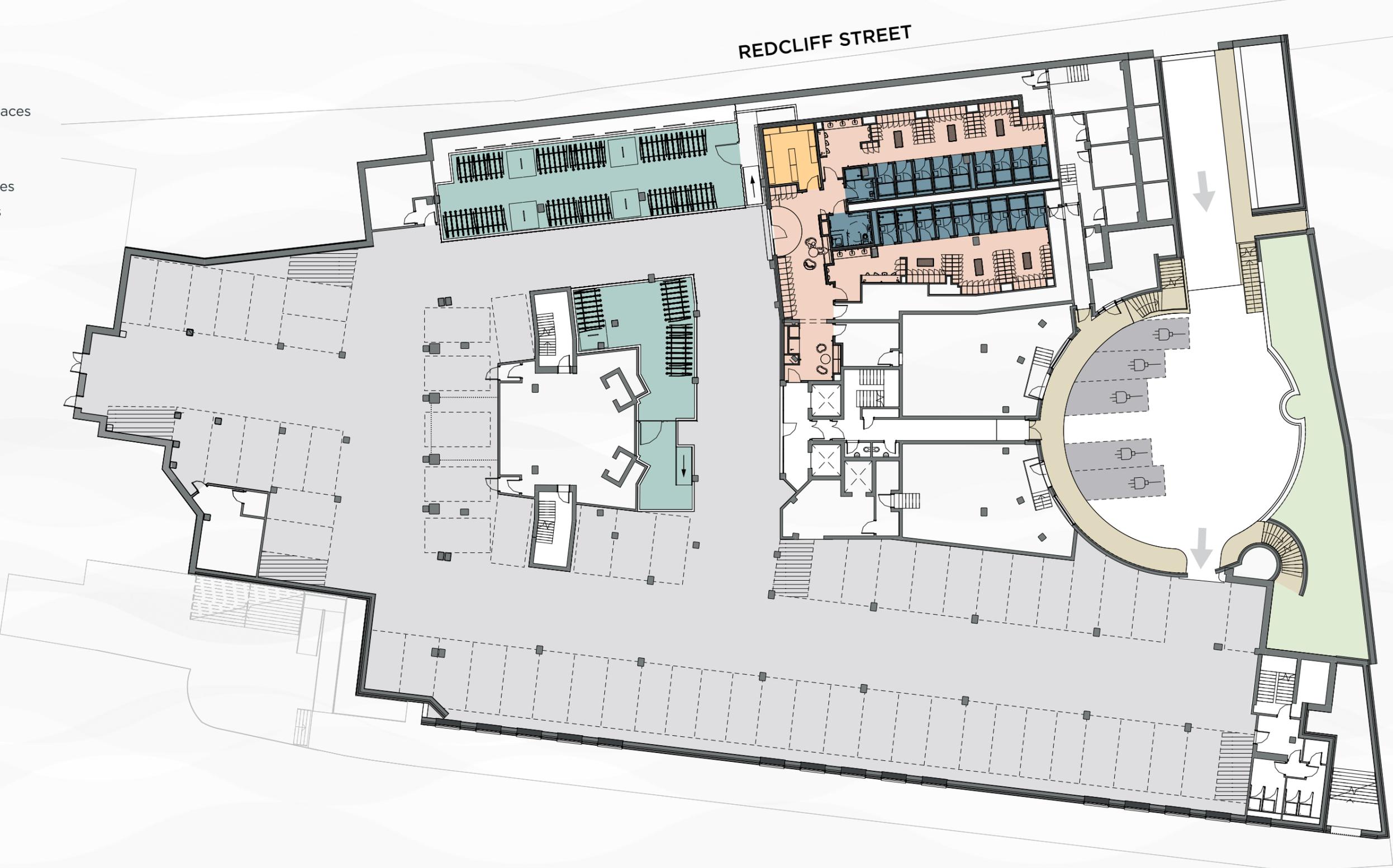
The office floors will be refurbished to a Cat A specification with exposed concrete soffits and columns, new LED lighting, new M&E equipment and a generous floor to ceiling height throughout.

FLOOR	AVAILABILITY	SQ FT	SQ M
3rd Floor	Whole	20,231	1,879.5
2nd Floor	Suite A	16,922	1,572.1
1st Floor	Suite B	4,537	421.5
Ground Floor	Whole	18,746	1,741.6
TOTAL Net Internal Areas (NIA)		60,436	5,614.7

SPACE ON ANOTHER LEVEL

BASEMENT

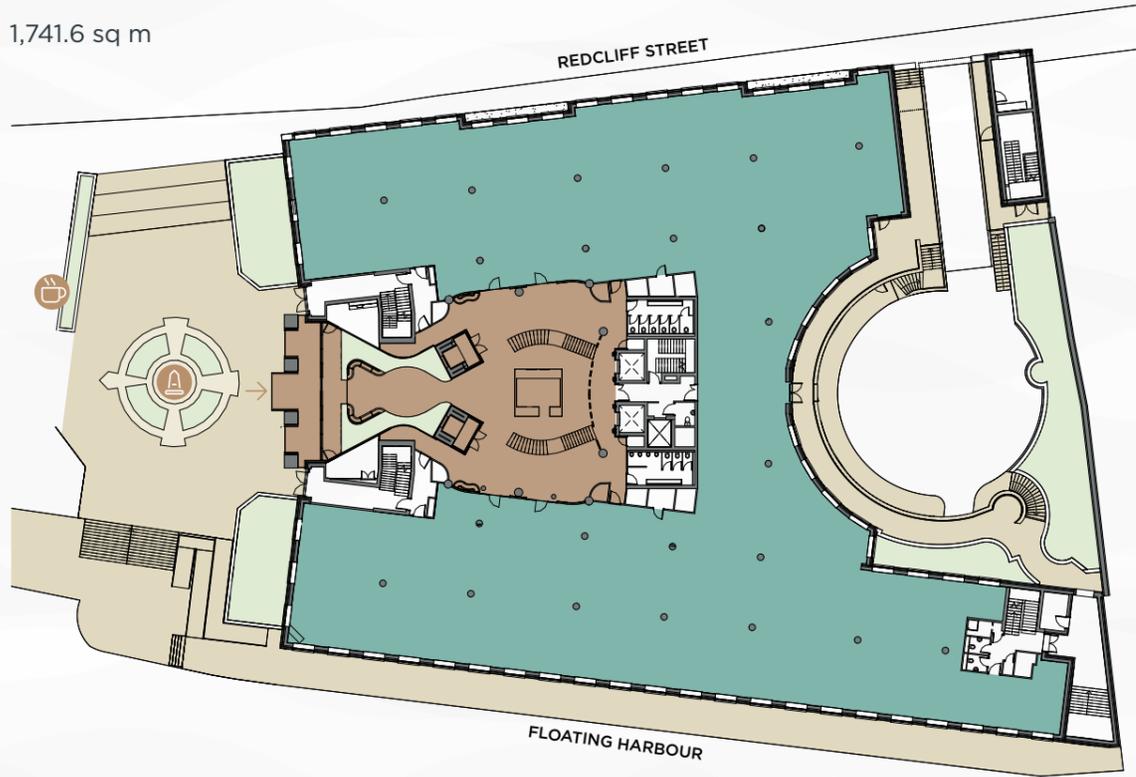
- 200 Secure cycle spaces
- 20 Showers
- 200 Lockers
- 50 Car parking spaces
- 5 Rapid EV chargers
- Drying room



GROUND FLOOR

18,746 sq ft 1,741.6 sq m

- Entrance
- ⌂ Piazza
- ☕ RQ Coffee



2ND FLOOR

16,922 sq ft 1,572.1 sq m



1ST FLOOR

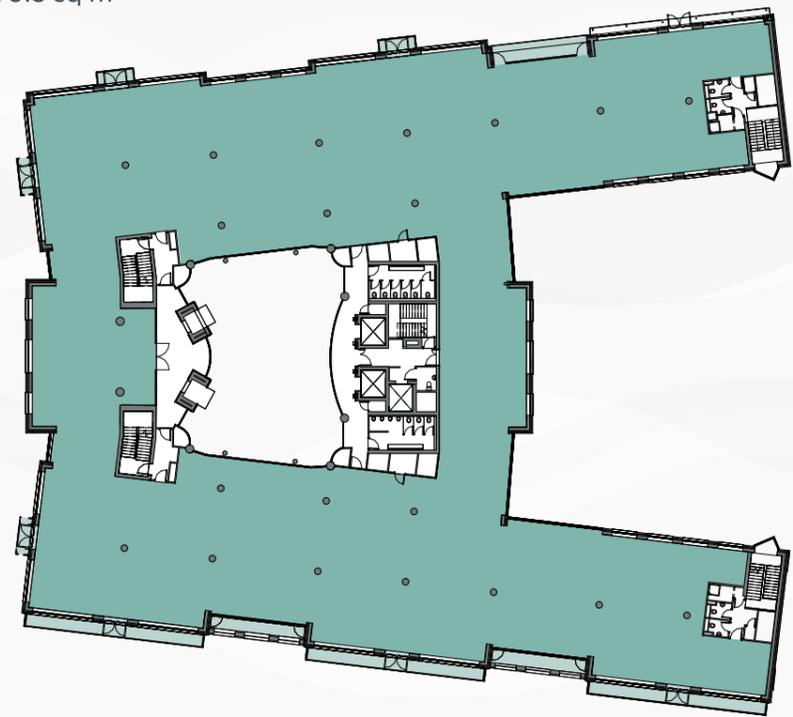
4,537 sq ft 421.5 sq m

- Available space
- Let space
- Reception
- Terrace / Piazza



3RD FLOOR

20,231 sq ft 1,879.5 sq m





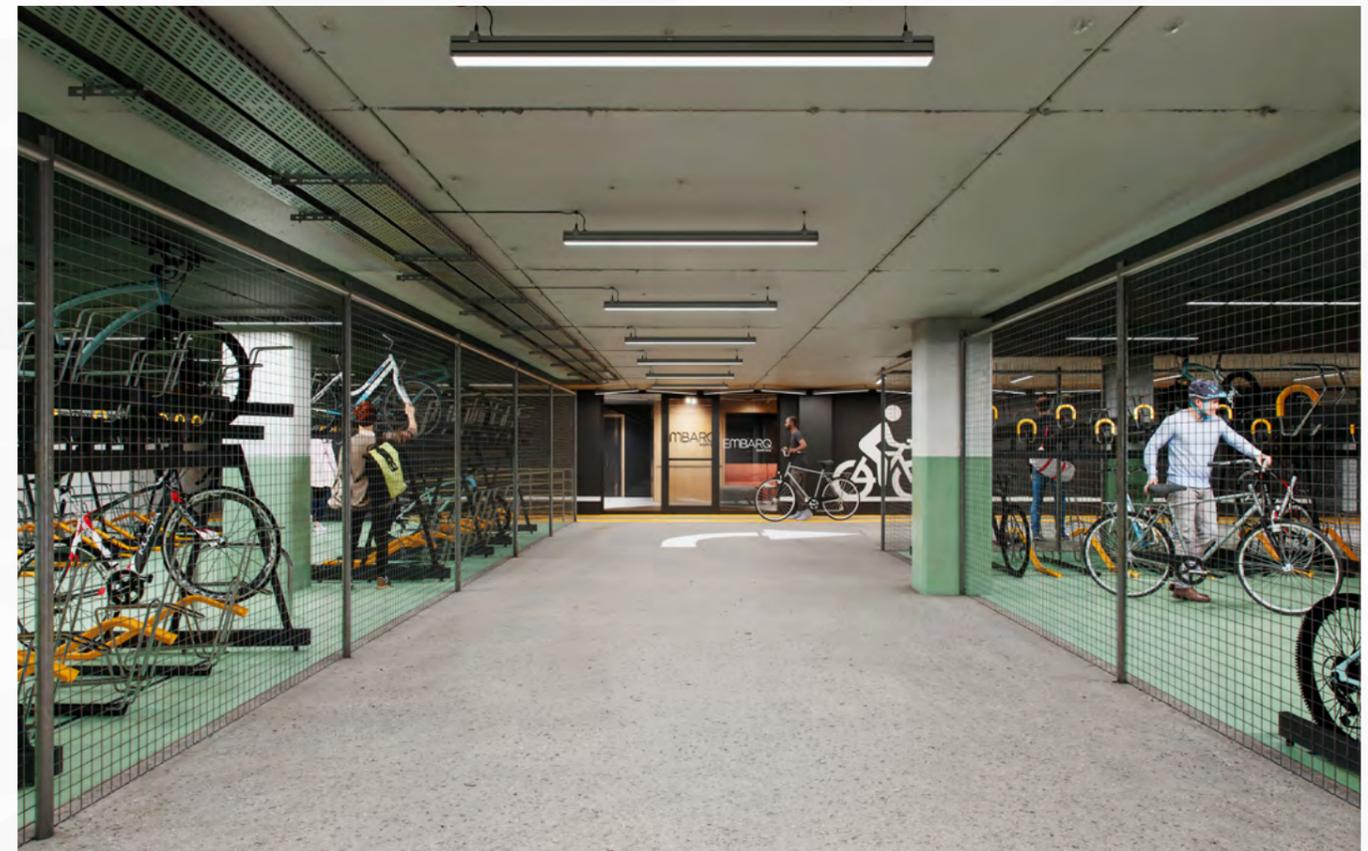
A FRESH START

Embarq's end-of-journey facilities are thoughtfully designed to align with the building's environmental aspirations.

New end-of-journey facilities ensure a smooth transition from your commute, allowing you to start your workday feeling refreshed.

THE NEW FACILITIES INCLUDE:

-  200 cycle spaces
-  200 lockers
-  Drying room
-  Total of 20 showers (including accessible and non-gendered)
-  Male and female changing rooms
-  Wellness lobby featuring a cold-water refill station and a digital TV screen
-  Fresh towel service
-  50 secure basement car parking spaces - 1:2,000 sq ft



A DESTINATION WITH A QUAY ADDRESS

Bars & Restaurants

- 1 Left Handed
- 2 Le Vignoble
- 3 The Cornubia
- 4 BrewDog
- 5 Mothers Ruin
- 6 The Apple
- 7 Bridge Inn
- 8 Veen
- 9 Little Martha Brewing

Food & Restaurants

- 1 Pasture
- 2 Bocabar
- 3 Wooly Cactus
- 4 Finzels Reach Street Food Market
- 5 Double Puc
- 6 Recess
- 7 Adelina Yard
- 8 Paco Tapas
- 9 EATCHU

Cafés & Bakeries

- 1 Spicer & Cole
- 2 Hart's Bakery
- 3 Starbucks
- 4 Pret a Manger
- 5 Baristas Coffee Collective
- 6 Mokoko Coffee & Bakery

Hotels

- 1 Hilton Garden Inn
- 2 Hotel Ibis
- 3 Premier Inn
- 4 Novotel
- 5 Leonardo Hotel



BEYOND THE OFFICE



Mud Dock



Pasture



Embarq is surrounded by celebrated destinations to eat, drink, shop and socialise, such as St Nicholas Market, King Street, Castle Park, and Cabot Circus, just to name a few.



Society Cafe



Three Brothers Burgers



Portwall Tavern



Castle Park



Finzels Reach

A DESTINATION FOR MAKING CONNECTIONS

📍 120 Redcliff Street, Bristol, BS1 6HU
 /// DOCK.FLAG.ASIDE

Whether you're zipping around town on an e-scooter or catching a river ferry for those nearby meetings or hopping on a direct train from Bristol Temple Meads to London, Embarq is the perfect starting point — or destination!

Situated in the heart of Bristol's business district, Embarq at Redcliff Quay is in the perfect position for both local and national connections.



TRAIN TIMES FROM BRISTOL TEMPLE MEADS

Cardiff Central	Every 10 mins	53 mins
Exeter St David's	Every 60 mins	57 mins
Birmingham New Street	Every 30 mins	1 hr 26 mins
London Paddington	Every 30 mins	1 hr 35 mins
Heathrow Airport	Every 30 mins	2 hrs 18 mins

EMBARQ

Redcliff Quay

A DEVELOPMENT BY



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Investment • Development • Asset Management



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