

HALO

FINZELS REACH BRISTOL

THE UK'S MOST SUSTAINABLE OFFICE BUILDING*



64% PRE-LET TO



ONLY 42,142 sq ft REMAINING



AN OFFICE BUILDING WITHOUT EQUAL

HALO is designed with people and business in mind. A space where light will flood into the stunning double-height reception, full height central atrium and outstanding office space. Where exterior views will compete with Halo's internal panoramas. Where state of the art technology and innovative thinking will create the UK's most sustainable office building.

GRADE 'A' OFFICE DEVELOPMENT OF 116,133 SQ FT

COMPLETION IN SPRING 2022

BREEAM 'OUTSTANDING' CERTIFICATION

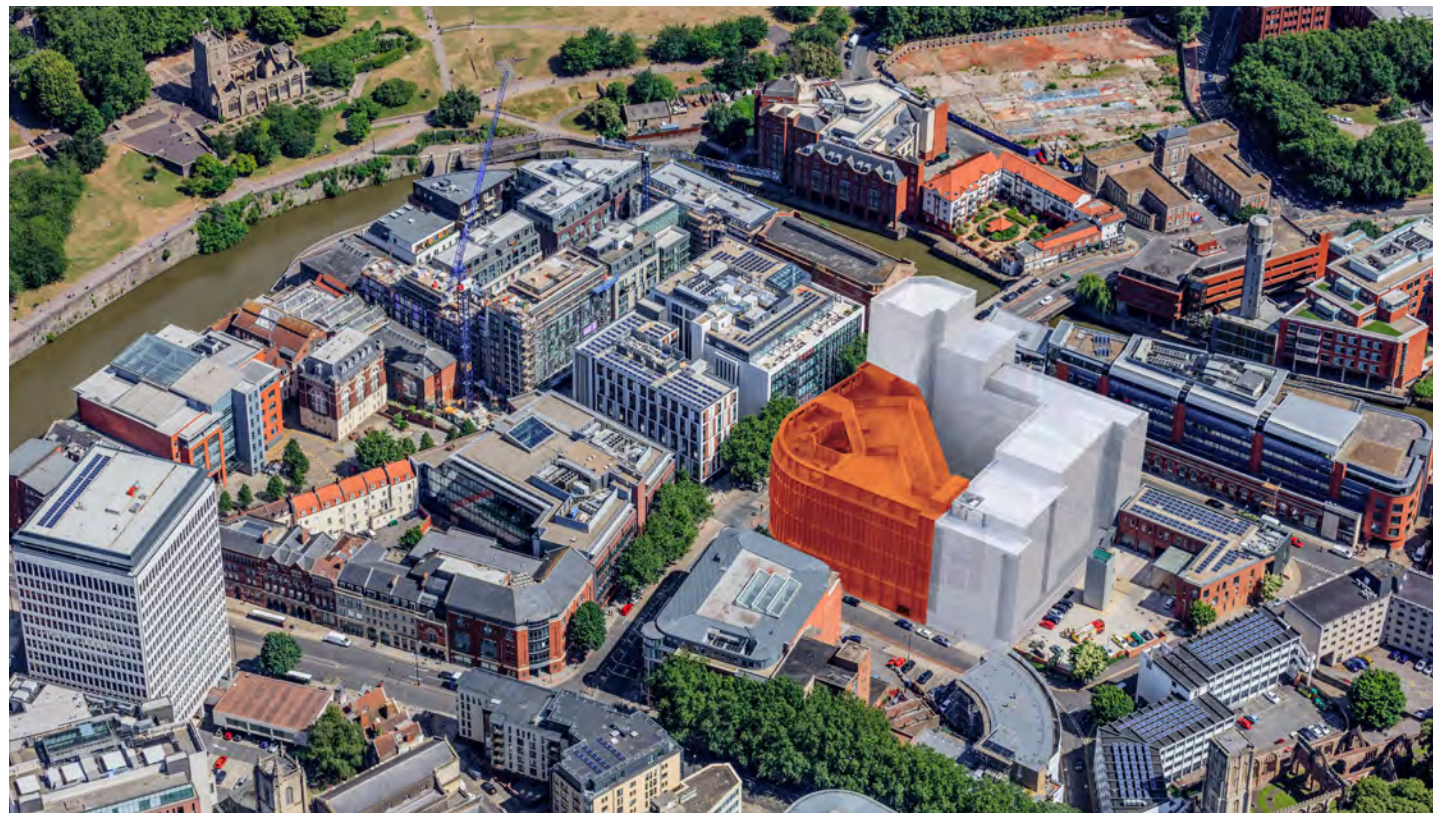


* CGI FOR ILLUSTRATION ONLY

* CGI FOR ILLUSTRATION ONLY

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3



EXCEPTIONAL LOCATION

AT THE BEATING HEART OF BRISTOL

HALO is set within Finzels Reach — Bristol's premier mixed use development — with excellent motorway, rail, bus and even water taxi connections close at hand. More than a practical choice, HALO is also an inspiring one with new public realm initiatives that prioritise pedestrians, cyclists and the natural environment.

Close by, Castle Bridge puts more green open spaces and major shopping areas within a few minutes stroll.

TEMPLE MEADS STATION JUST 7 MINUTES' WALK AWAY

PART OF THE FINZELS REACH COMMUNITY,
BRISTOL'S PREMIER BUSINESS LOCATION

JUST A SHORT WALK FROM CASTLE PARK,
CABOT CIRCUS AND THE OLD CITY

OUTSTANDING SPECIFICATION

A SPECIFICATION WITHOUT COMPROMISE

HALO is designed to provide the highest quality accommodation, both stylish and practical in equal measure. The building will be developed to the highest specification with energy efficiency and sustainability considered a priority throughout.

Double height reception with high speed security turnstiles

○

Full height atrium with feature helical staircase

○

Four pipe fan coil air conditioning system

○

2.75m floor to ceiling height

○

Metal tile suspended ceilings

○

LED lighting with passive infrared (PIR) sensors

○

150mm fully accessible raised floors

○

1:8 sq m occupational density with 1:6 sq m means of escape

○

Four x 13 person passenger lifts + goods lift.

○

43 car spaces including 10 electric car charging points within secure basement car park

○

8 motorcycle parking bays within secure basement car park

○

144 secure cycle spaces

○

Spa quality showers, lockers and drying room

○

Drone landing pad

SMARTER WORKSPACES

INTELLIGENCE BUILT IN

Advanced technology is being employed throughout HALO to enrich staff welfare, enhance communication and improve accessibility.

FULLY AUTOMATED SMART ACCESS CONTROLS

○

SMART ENERGY EFFICIENT LIFTS

○

BUILDING MANAGEMENT SYSTEM THAT INTEGRATES WITH TENANT INSTALLATIONS

○

INTELLIGENT AIR QUALITY MANAGEMENT

○

AUTOMATIC LED LIGHTING CONTROLS WITH PRESENCE DETECTORS

○

FULL CCTV COVERAGE

○

RAPID CAR CHARGING FACILITIES

INNOVATION BUILT IN



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BEST IN CLASS CONNECTIVITY

For occupiers seeking to use cutting edge technology, HALO is able to provide the foundation for its use. The building is designed to offer lightning fast, flexible connectivity with dual data inputs to ensure failsafe business continuity.

WIRED SCORE PLATINUM – THE HIGHEST LEVEL OF CERTIFICATION AVAILABLE

○
TECHNOLOGY INFRASTRUCTURE BUILT-IN

○
RESILIENT DUAL ICT CONNECTIVITY



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A FOCUS ON WELLBEING

With outstanding air quality, an exceptional amount of natural light and numerous health-giving opportunities, HALO is a building that radiates the feel-good factor. Its design also incorporates many improvements to the local environment, from traffic calming and cycle lanes, to tree planting and pocket parks.

WELL BUILDING STANDARD (WELL) CERTIFICATION

○
CYCLING SCORE PLATINUM RATING WITH 'SPA QUALITY' CHANGING FACILITIES

○
CONTRIBUTING TO BRISTOL'S 'GREENING THE CITY' INITIATIVE

UNRIVALLED SUSTAINABILITY

TAKING SUSTAINABILITY FURTHER

HALO incorporates the best environmental practices in every aspect. It has been designed to achieve BREEAM Outstanding 2018 – the first building in the UK to attain this certification.

Every aspect of HALO has been considered to make it a truly sustainable development. Energy consumption, carbon emissions and water consumption are minimised. A range of other innovative ideas include connecting with Bristol's district heating network for low carbon heating, along with the regeneration of energy from descending lifts.

HALO is therefore set to become the UK's most sustainable office building.

69% LESS WATER CONSUMPTION*



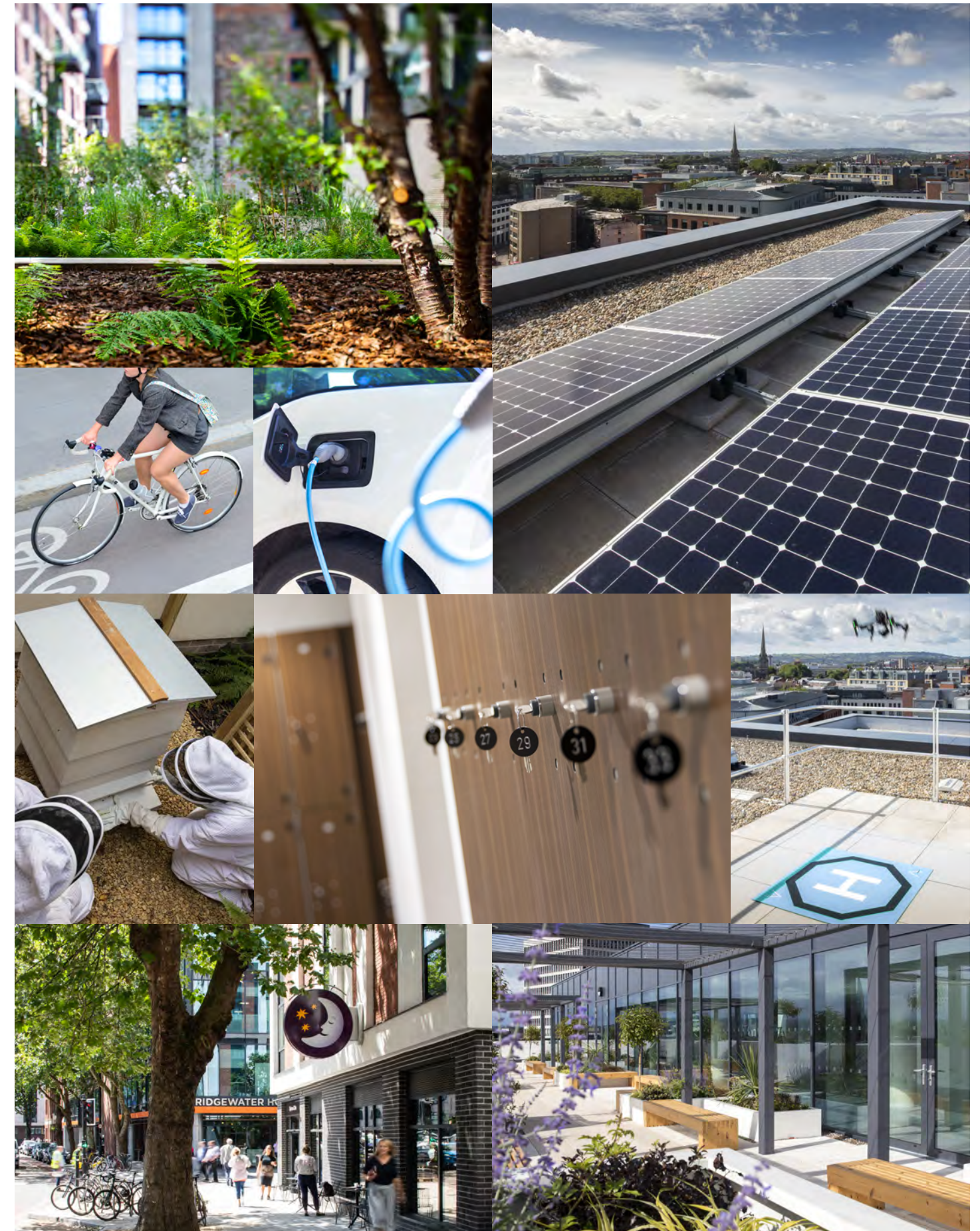
35% BETTER ENERGY CONSUMPTION**



47% LESS CARBON EMISSIONS**

* Improvement over figures stated in; BSRIA (2011). Rules of Thumb, Guideline to Building Services. 5th ed. 54% improvement over calculated baseline in BREEAM (2018).

** Compared to notional figure calculated from the methodology followed in; HM government (2013). Approved Document L2A, Conservation of fuel and power in new buildings other than dwellings.



SCHEDULE OF ACCOMMODATION

SCHEDULE [Net Lettable / sq ft]

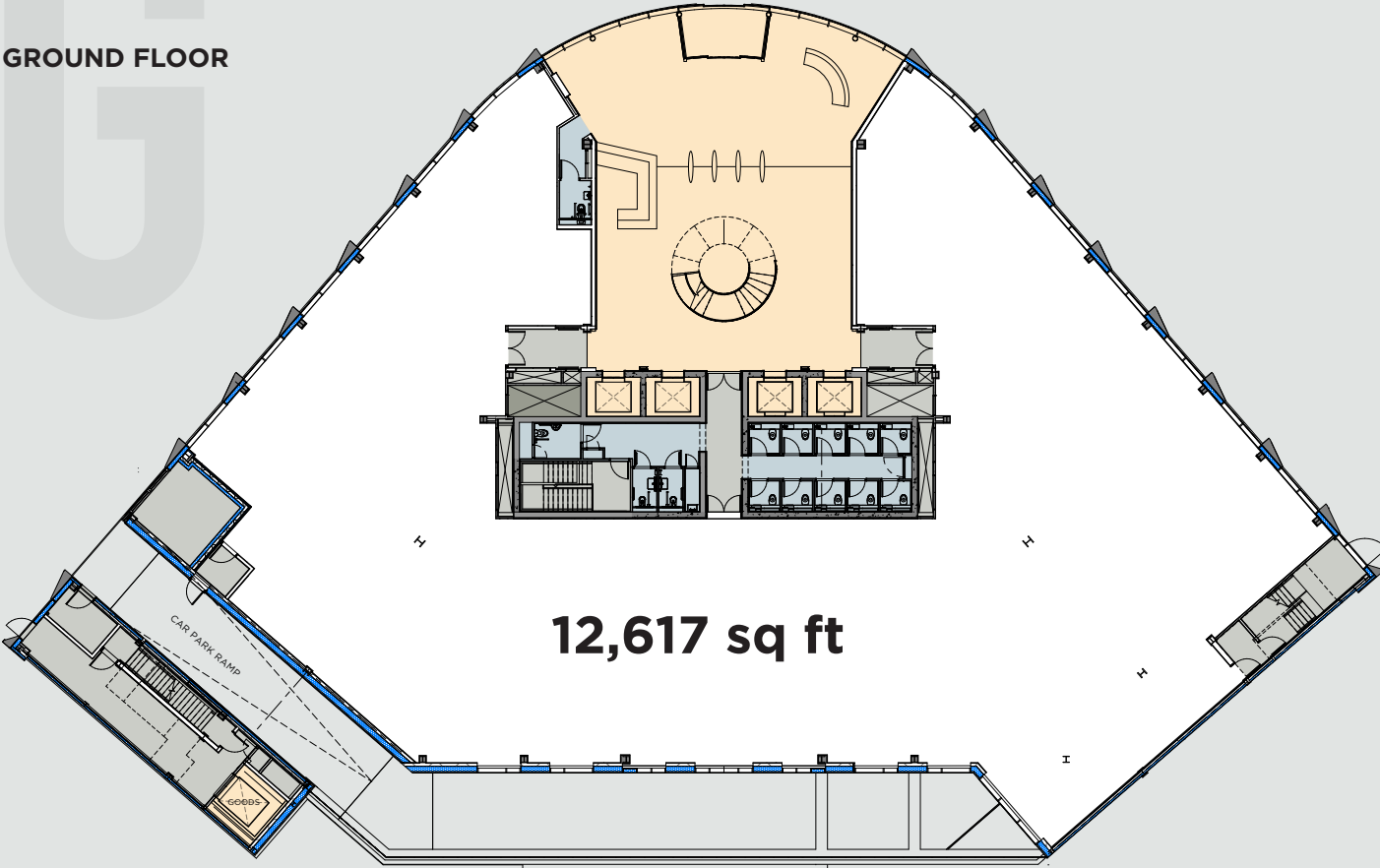
TOTAL	116,133
LEVELS 03-07	73,991
Pre-Let to  Osborne Clarke	
LEVEL 02	15,658
LEVEL 01	13,867
GROUND	12,617
TOTAL REMAINING	42,142

NB: All areas are approximate and calculated in accordance with the RICS Code of Measuring Practice (6th Edition)



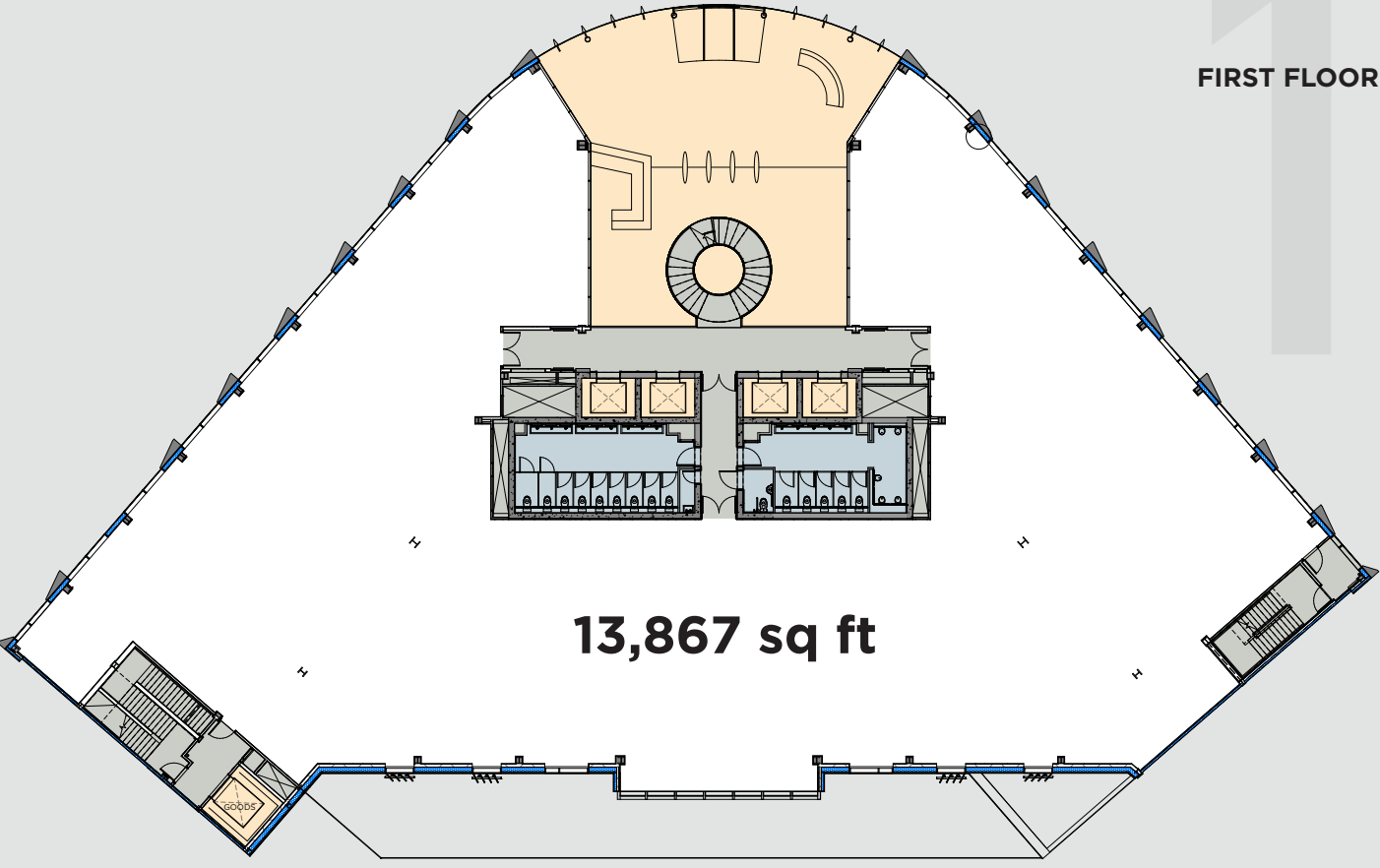
G

GROUND FLOOR



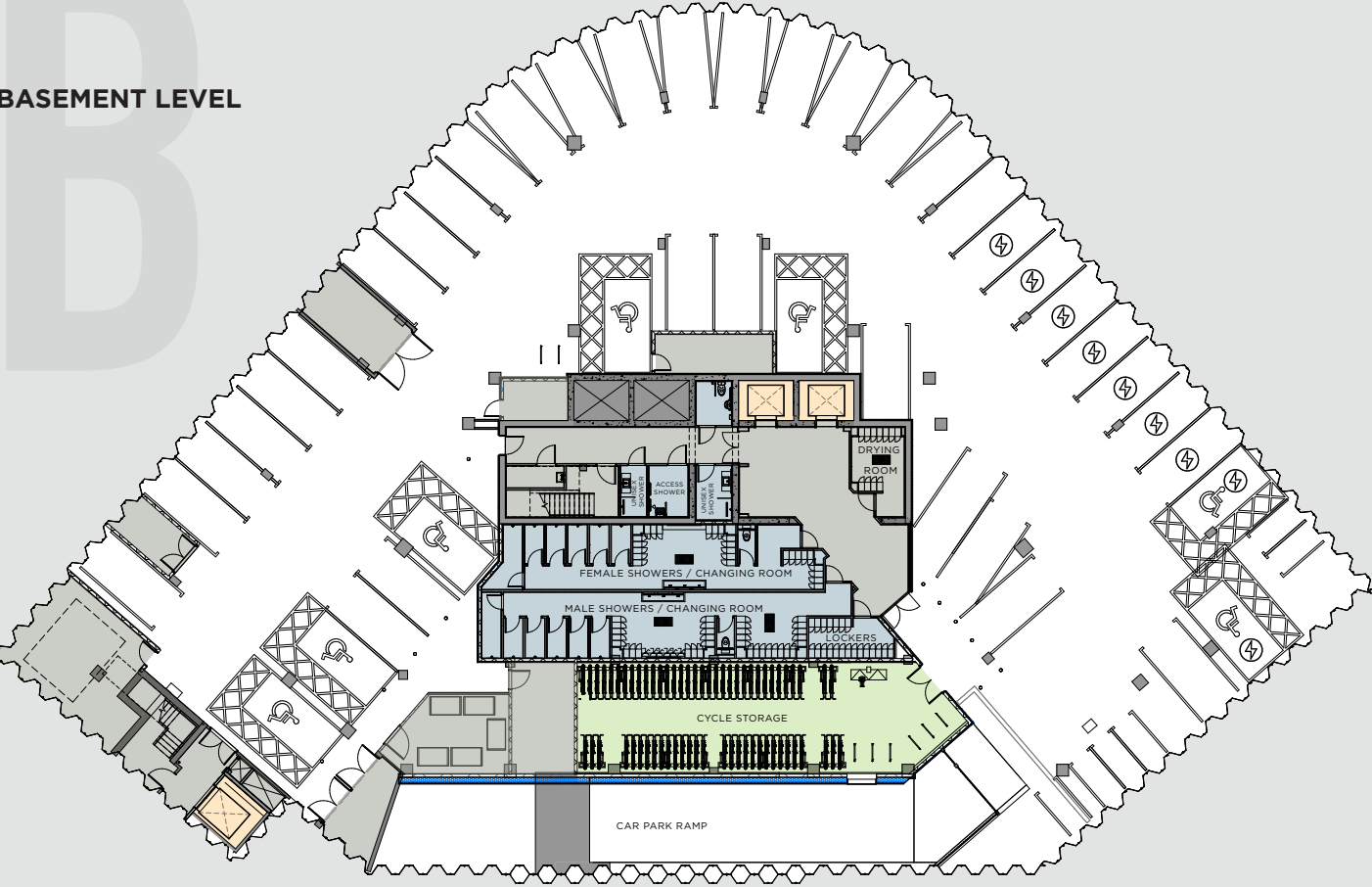
1

FIRST FLOOR



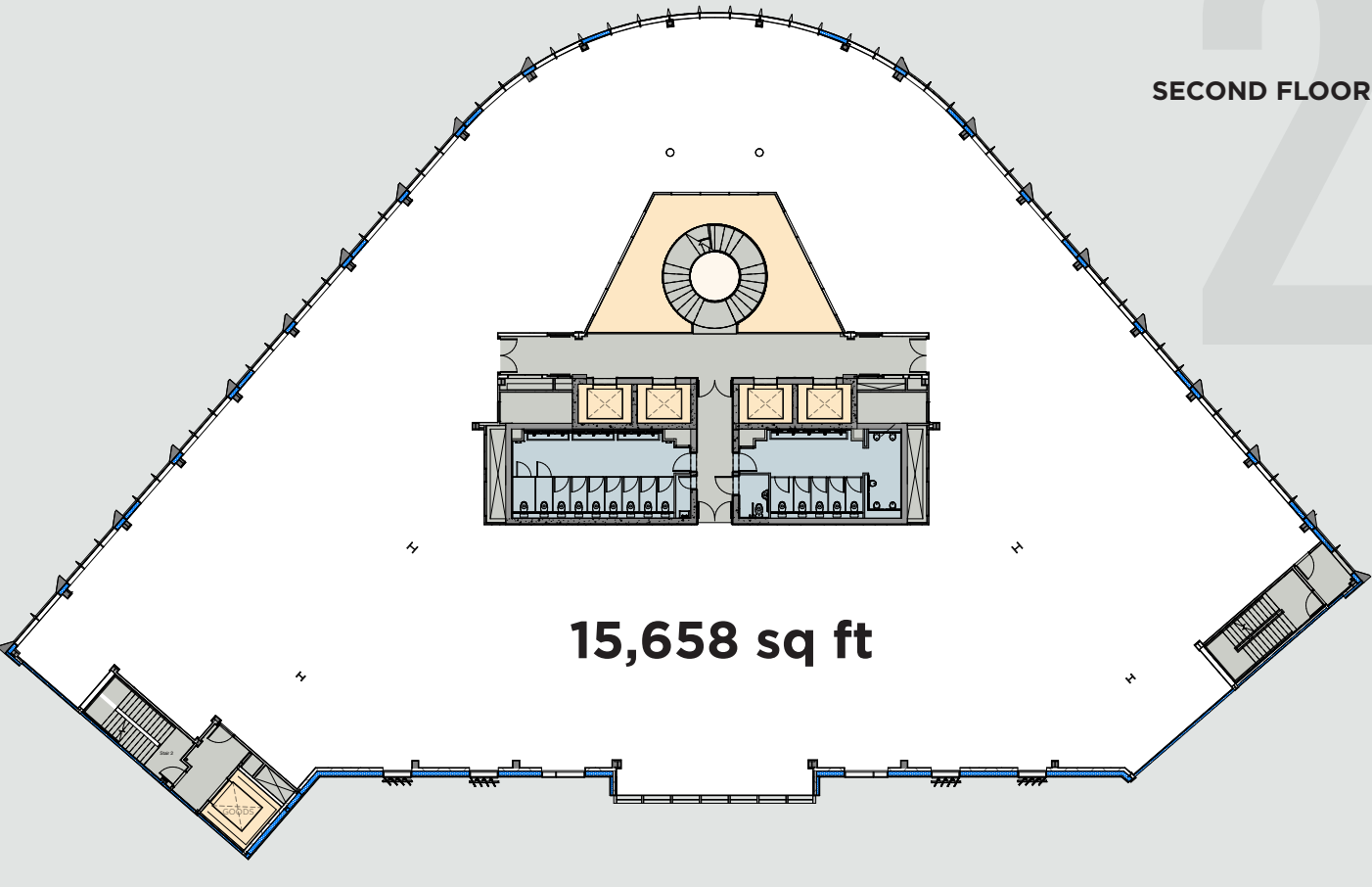
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BASEMENT LEVEL



2

SECOND FLOOR



VIBRANT COMMUNITY

PART OF AN ESTABLISHED & DIVERSE COMMUNITY

Finzels Reach is now a thriving new neighbourhood in Bristol and HALO sits at its very heart. More than just a business hub, the area features restaurants and retail outlets, a hotel and residential homes, where restored historic buildings blend seamlessly with high quality contemporary architecture. This vibrant community is an inspiring and creative place to work, perfectly situated for anyone wishing to enjoy the best of this culturally rich city.

THRIVING WEEKLY FOOD MARKET

OVERLOOKING BRISTOL'S FAMOUS FLOATING HARBOUR

ECLECTIC MIX OF CAFÉS, RESTAURANTS & BARS







AGENT CONTACTS



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HALO-BRISTOL.COM

A DEVELOPMENT BY

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 FIERA
REAL ESTATE

* The only office building in the UK currently set to achieve BREEAM Outstanding under the 2018 BRE Regulations.

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These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescription Act 1991.
The information does not constitute a contract or warranty. Interested parties are advised to contact the letting agents to ascertain the availability of any particular floor.

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