



PERFECTLY BALANCED

The Distillery is a striking new office development comprising two buildings. No.1 is a nine storey tower offering impressive views of the city – whilst No.2 has a unique covered street, a lawn breakout area and stunning link bridges above.

Providing 92,000 sq ft of flexible, adaptable and creative space – designed with tenants' wellbeing in mind and targeting Fitwel accreditation.



Exterior from Avon Street. CGI for indicative purposes only.

SITE PLAN

NO.1 THE DISTILLERY			
FLOOR		SQ M	SQ FT
Eighth		407	4,384
Seventh		408	4,393
Sixth		410	4,411
Fifth		410	4,411
Fourth		410	4,411
Third		408	4,394
Second		404	4,351
First		365	3,931
Ground		289	3,113
Total		3,511	37,799

NO.2 THE DISTILLERY			
WING	FLOOR	SQ M	SQ FT
North	Fourth	520	5,596
	Third	538	5,793
	Second	538	5,793
	First	509	5,476
	Ground	409	4,407
Total		2,514	27,065
South	Fifth	362	3,893
	Fourth	408	4,387
	Third	432	4,655
	Second	432	4,654
	First	432	4,655
	Ground	424	4,565
Total		2,490	26,809
Totals	Fifth	362	3,893
	Fourth	928	9,983
	Third	970	10,448
	Second	970	10,447
	First	941	10,131
	Ground	833	8,972
Total		5,004	53,874



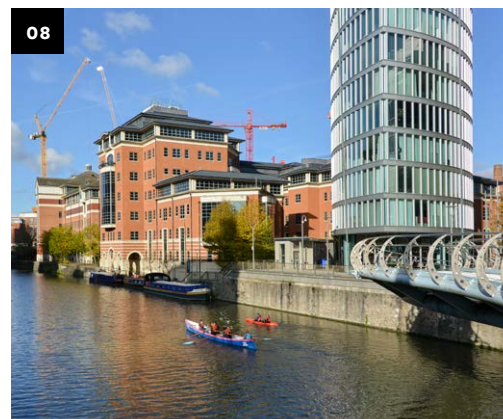
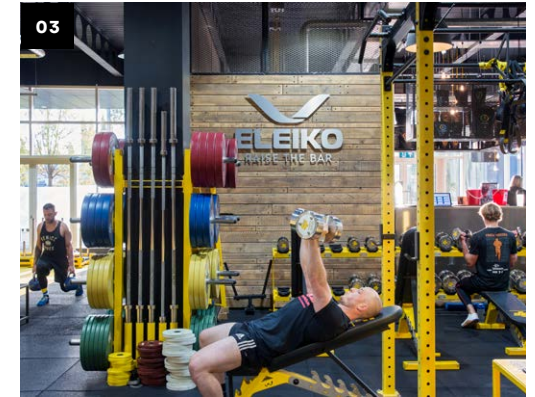
					
Fitwel rated	Target EPC	Excellent	Green wall	Photovoltaic panels on roof	WiredScore Certified
					
Exposed services VRF air conditioning	Smart LED lighting	Fully accessible raised floors	38 parking spaces	100 bike parking spaces	Electric car charging points
					
2 motorcycle bays	Showers	Lockers	Drying room	High speed 8 person passenger lifts	to Temple Meads Station

LOCATION

A central location with access to a vibrant and diverse amenity offering.

The position of the buildings means they are within a five minute walk to Temple Meads station and an equal distance to the prime retail and leisure facilities of Cabot Circus.

A short walk away enjoy an early morning coffee at Friska, or for the more energetic, a workout at Stark's Fitness. Walk across the river to Temple Quay Market and sample the lunchtime delights of Murray May's – then onto Left Handed Giant Brewpub in the early evening.



- 01 Cabot Circus
- 02 Castle Park
- 03 Stark's Fitness
- 04 Harvey Nichols
- 05 Friska
- 06 Veenos
- 07 St Nicholas Market
- 08 Valentine Bridge
- 09 Left Handed Giant Brewpub

LOCATION

Local Amenities

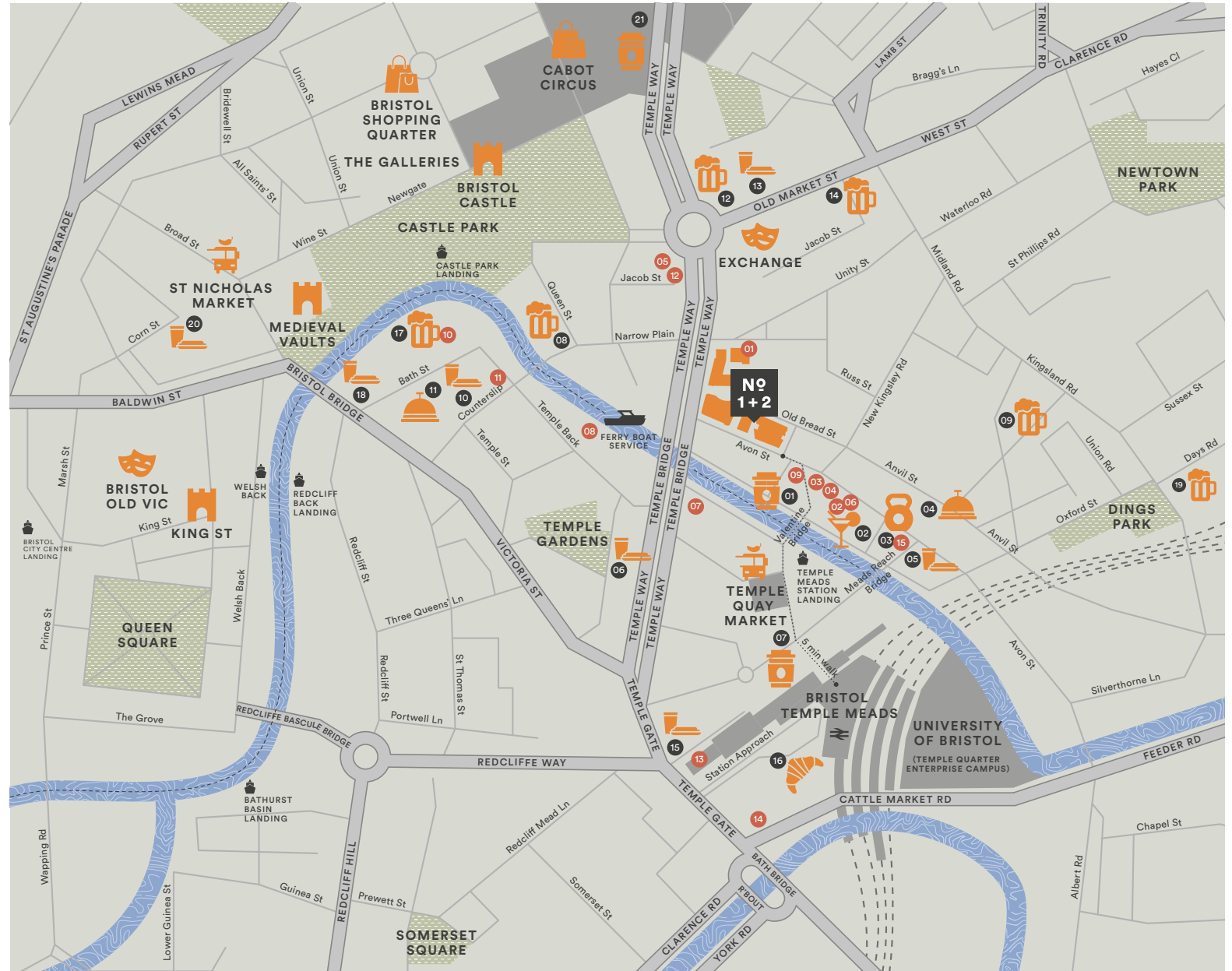
- 01 Friska Coffee
- 02 Veenoo
- 03 Stark's Fitness
- 04 Hotel Ibis Bristol Temple Meads
- 05 Fued
- 06 Recess
- 07 Starbucks
- 08 Bridge Inn
- 09 The Barley Mow
- 10 Spicer & Cole
- 11 Premier Inn
- 12 Punchbowl
- 13 Barikka Tapas Bar
- 14 The Elmer Arms
- 15 Yurt Lush
- 16 Hart's Bakery
- 17 Left Handed Giant Brewpub
- 18 Wooly Cactus
- 19 Moor Beer
- 20 EATCHU
- 21 Pret a Manger

Local Occupiers

- 01 Cookpad
- 02 Ultraleap
- 03 Prophecy
- 04 Micrima
- 05 Gresham Tech
- 06 The Specialist Works
- 07 Mr B & Friends
- 08 Ovo Energy
- 09 Burges Salmon
- 10 Channel 4
- 11 Amdaris
- 12 Zone
- 13 Engine Shed
- 14 Temple Studios
- 15 PWC



Bath	11m
London Paddington	1h 37m
Cardiff	53m
Birmingham	1h 23m
Manchester	3h



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Exterior from Avon Street. CGI for indicative purposes only.

NO.1 THE DISTILLERY

Floor plans not to scale.
For indicative purposes only.

GROUND FLOOR

Office 3,113 sq ft 289 sq m



Avon Street

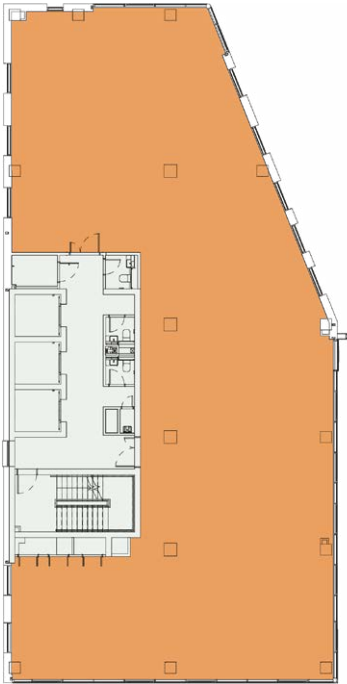
- No.1 Office
- No.1 Reception
- Circulation
- Core
- No.2

NO.1 THE DISTILLERY

Floor plans not to scale.
For indicative purposes only.

FIRST FLOOR

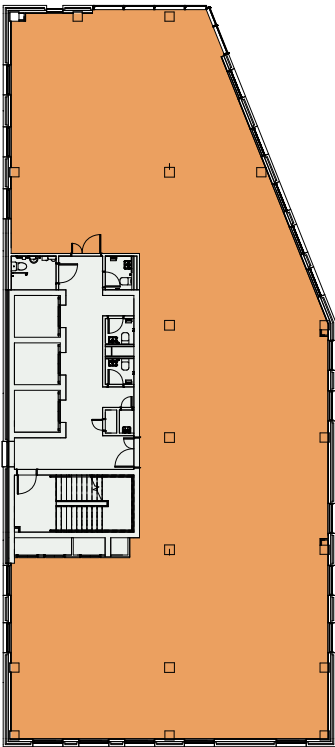
Office 3,931 sq ft 365 sq m



Avon Street

FOURTH FLOOR

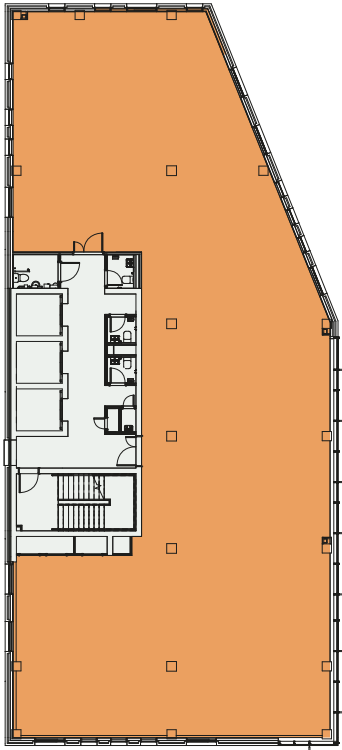
Office 4,411 sq ft 410 sq m



Avon Street

EIGHTH FLOOR

Office 4,384 sq ft 407 sq m



Avon Street

- Office
- Core



No.1 Avon Street – CAT A floor. CGI for indicative purposes only.



No.1 Avon Street – fitted out floor. CGI for indicative purposes only.

NO.2 THE DISTILLERY

WING	FLOOR	SQ M	SQ FT
North	Fourth	520	5,596
	Third	538	5,793
	Second	538	5,793
	First	509	5,476
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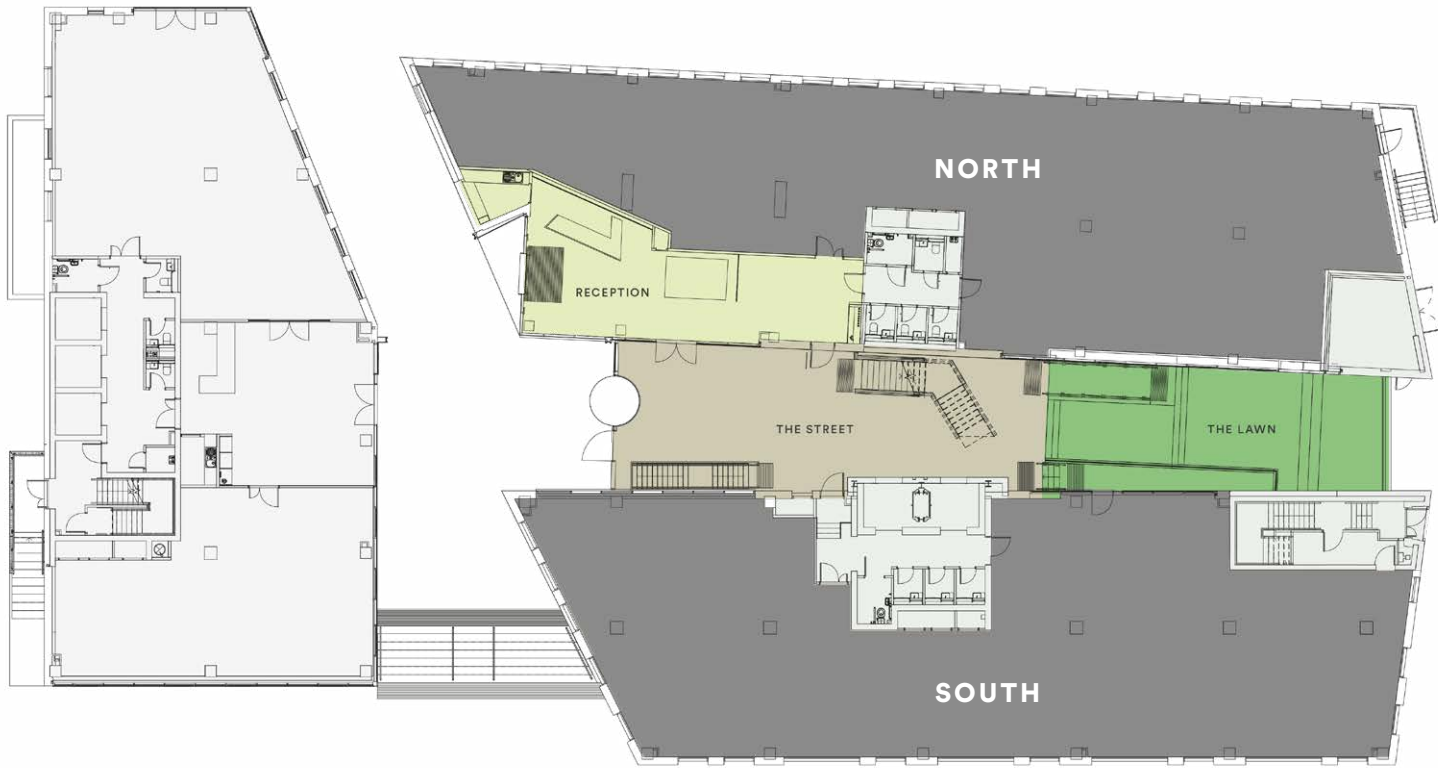
Exterior from Avon Street. CGI for indicative purposes only.

NO.2 THE DISTILLERY

Floor plans not to scale.
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GROUND FLOOR

North Wing	Office	4,407 sq ft	409 sq m
South Wing	Office	4,565 sq ft	424 sq m
Total	Office	8,972 sq ft	833 sq m



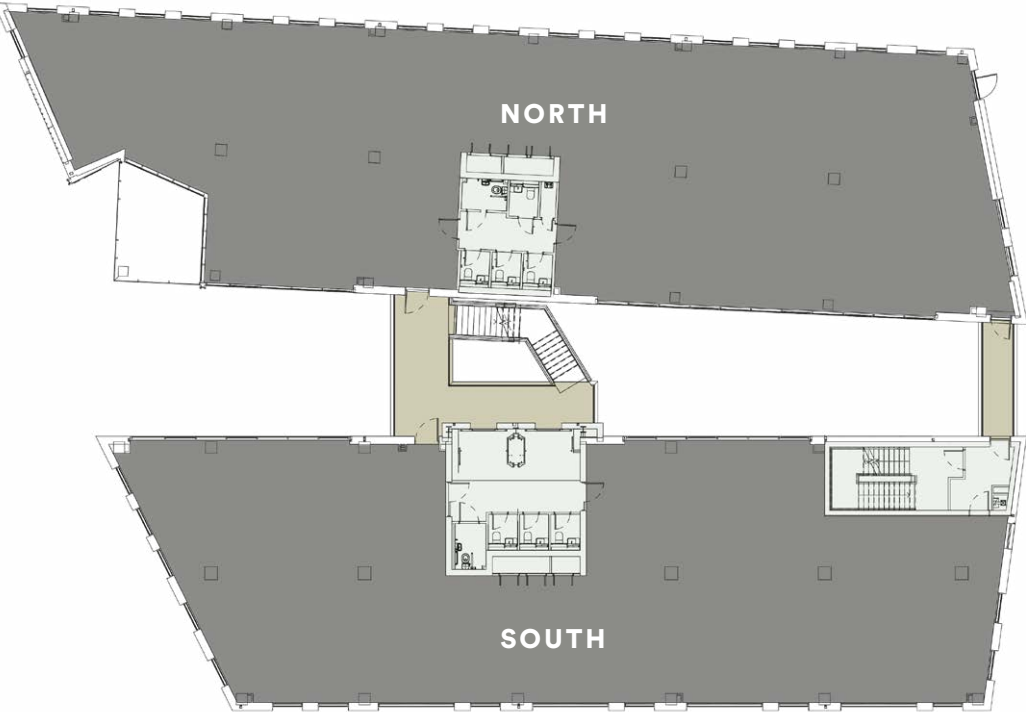
- No.2 Office
- No.2 Reception
- Circulation
- Core
- No.1

NO.2 THE DISTILLERY

Floor plans not to scale.
For indicative purposes only.

FIRST FLOOR

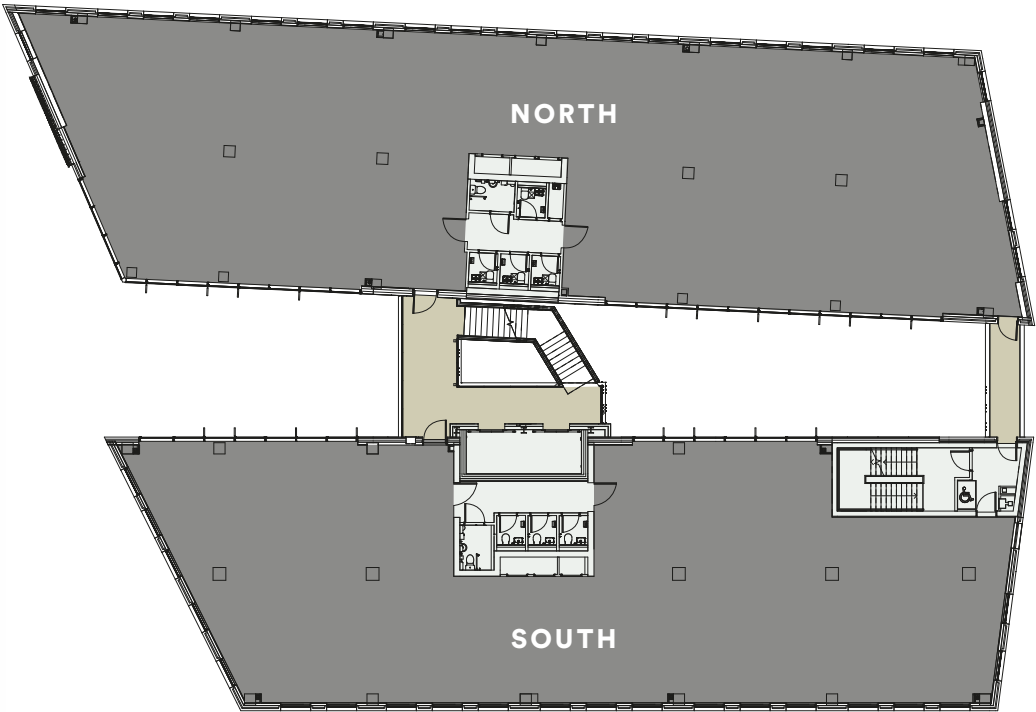
North Wing	Office	5,476 sq ft	509 sq m
South Wing	Office	4,655 sq ft	432 sq m
Total	Office	10,131 sq ft	941 sq m



Avon Street

INDICATIVE SECOND/THIRD FLOOR

North Wing	Office	5,793 sq ft	538 sq m
South Wing	Office	4,655 sq ft	432 sq m
Total	Office	10,448 sq ft	970 sq m



Avon Street

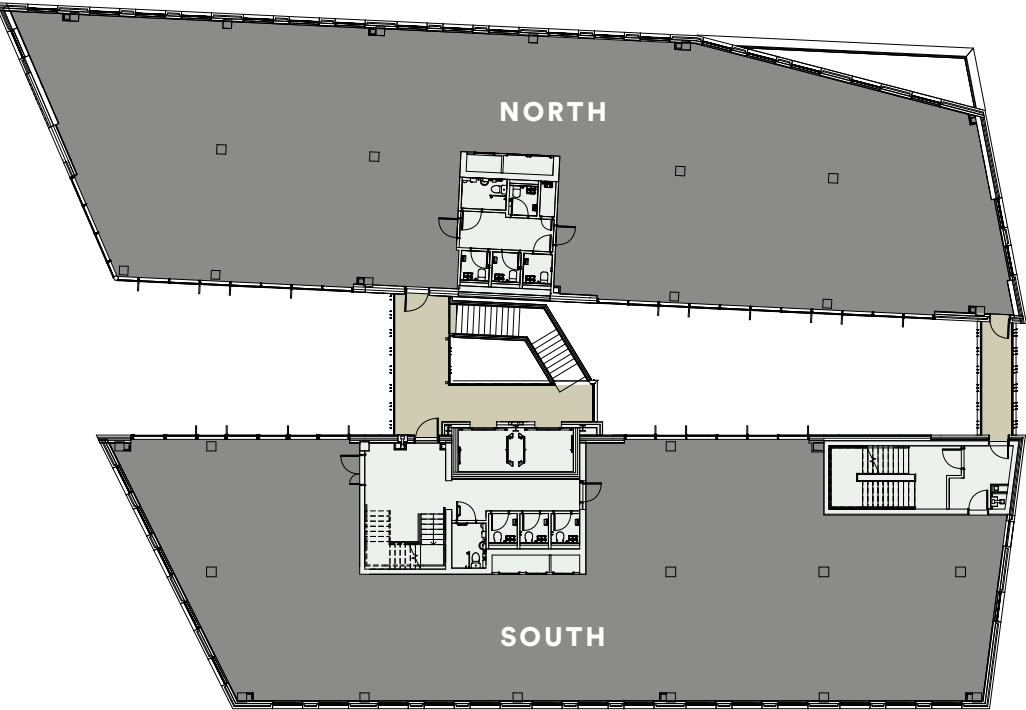
- Office
- Circulation
- Core

NO.2 THE DISTILLERY

Floor plans not to scale.
For indicative purposes only.

FOURTH FLOOR

North Wing	Office	5,596 sq ft	520 sq m
South Wing	Office	4,387 sq ft	408 sq m
Total	Office	9,983 sq ft	928 sq m

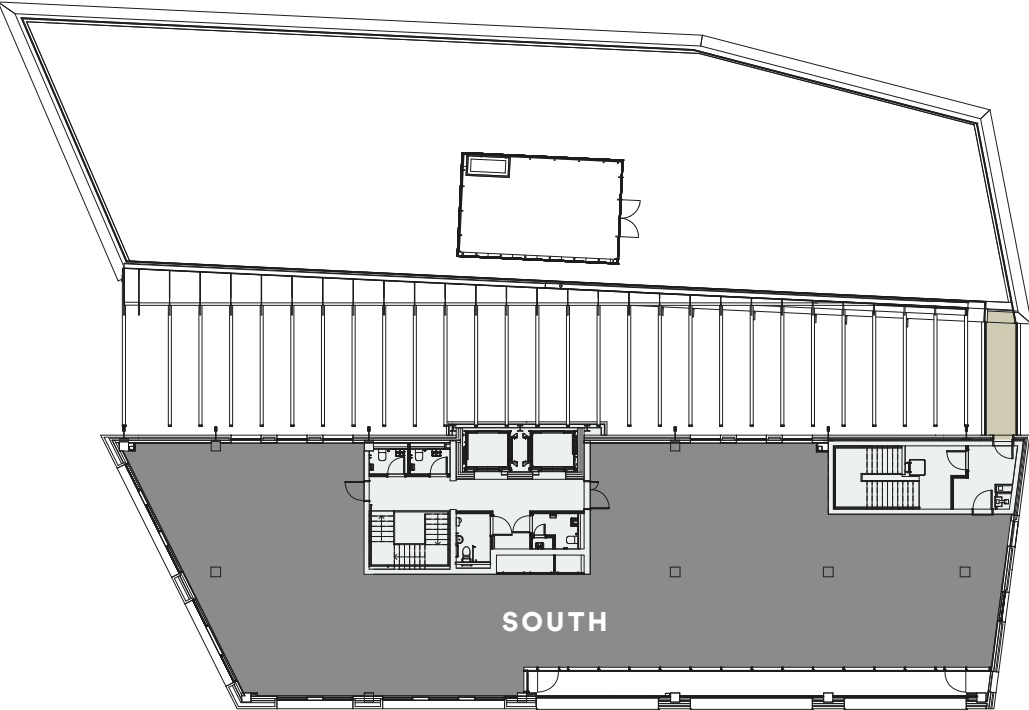


Avon Street

- Office
- Circulation
- Core

FIFTH FLOOR

South Wing	Office	3,893 sq ft	362 sq m
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Avon Street



No.2 Avon Street – media layout. CGI for indicative purposes only.

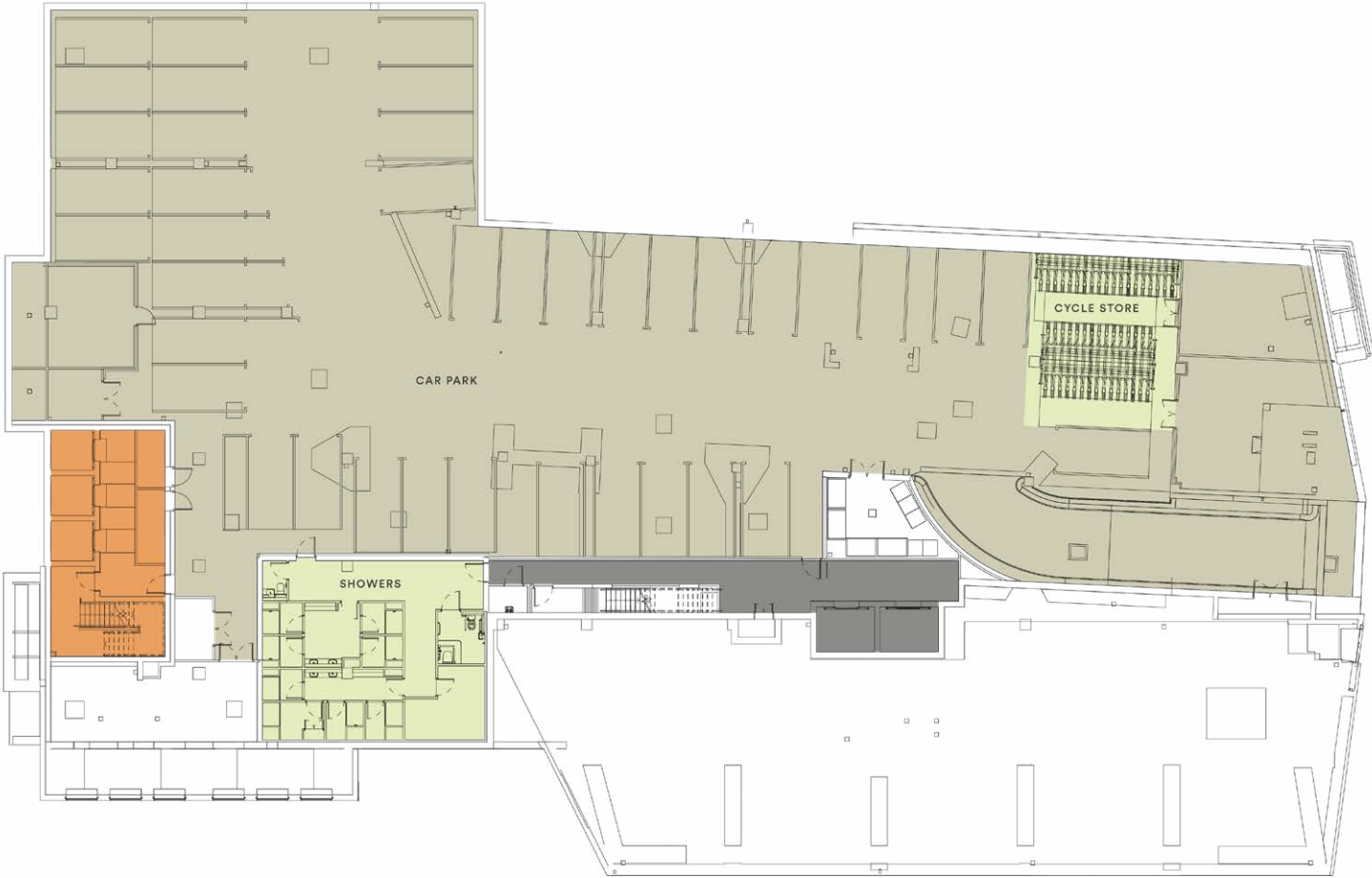


No.2 Avon Street – corporate layout. CGI for indicative purposes only.

CAR PARK / BASEMENT PLAN

Floor plans not to scale.
For indicative purposes only.

BASEMENT



Avon Street

- Car park
- 8 x Showers
- 100 x Cycle spaces
- No.1 core
- No.2 core

1.0 General Description

- 1.1 The project comprises a new build office development
- 1.2 The building is to be multi tenanted and will comprise of multiple floors. The development is to include an element of lower ground floor car parking and is to be designed to accommodate a diverse range of fit-outs. The environmental services within the building must compliment the flexibility of a mix of occupiers and should consider utilising the benefit of a naturally ventilated mode of cooling and fresh air supply to the office spaces.

2.0 Dimensions

- 2.1 The structural floor to floor heights will allow for future installation of a suspended ceiling to provide a limited service zone and raised floor zone if this is not provided as part of the base build works. An allowance of:
 - Raised floor zone – 150mm (includes thickness of raised floor panel)
 - Exposed Service zone – 250mm approximately (elements of structural downstands may restrict this zone further)
 - Internal dimension of the structural floor to underside of structural soffit 3m
 - The internal dimension of the office space from the top of the raised floor to the structural soffit is approximately 2.8m
 - The depth of structure determined by the structural solution.
 - The building grid will be set out on a 1.5m planning grid

3.0 Office Areas

- 3.1 Ceilings – The finish of the soffit to the office space is to be left as the exposed structure constructed to provide a coordinated and visibly acceptable level of finish. Where services are required these are to be designed to be coordinated and left exposed with appropriate visible fixings etc. Typically the office areas will be left with exposed concrete soffit with suspended lighting and appropriate levels of detection to satisfy the building regulations.
- 3.2 Floor finish – the office floor slab will be provided with a raised access floor suitable to take a carpet or similar finish. Cores, lift access and stairs will be designed accordingly to accommodate the change in levels as a result of the raised access floor levels.
- 3.3 Walls – All walls generally shall have a smooth plaster/ plasterboard finish, with one mist and two finish coats of emulsion paint. Areas of exposed concrete will form feature walls within the office areas where shear walls are required by the structural solution. Where windows require window boards these will be in painted MDF. Where required new skirting's to be MDF with painted white satinwood finish. Pattresses to window jambs for fixing of Tenant's blinds. Walls shall be of fire resistant construction where required to satisfy statutory requirements.
- 3.4 Doors shall have black laminate finish to main circulation areas. Riser doors to be paint finish. Vision panels as required . Fire rating in accordance with Building Regulations requirements. Fire doors to incorporate intumescent fire and smoke seals. Ironmongery to be good quality satin stainless steel and to comply with Building Regulations and DDA requirements as necessary.

4.0 Core Areas

- 4.1 Ceilings – The finish of the soffit to the cores is to be left as the exposed structure constructed to provide a coordinated and visibly acceptable level of finish. Where services are required these are to be designed to be coordinated and left exposed with appropriate

visible fixings etc. Areas of feature ceiling with a feature suspended mesh will be provided to enhance the cores areas.

- 4.2 Floor finish – the structural/built up floor finish must be capable of receiving a carpet or similar finish. Consideration is to be given to the levels at core areas to accommodate the raised floor provided within the office spaces.
- 4.3 Walls – All walls generally shall have a smooth plaster/ plasterboard finish, with one mist and two finish coats of emulsion paint. Where required new skirting's to be MDF with painted white satinwood finish. Walls shall be of fire resistant construction where required to satisfy statutory requirements. Feature walls and exposed areas will be incorporated to enhance the core area interior design concept.
- 4.4 Doors shall have a black laminate finish to main circulation areas. Riser doors to be paint finish. Fire rating in accordance with Building Regulations requirements.
- 4.5 Signage – Statutory signage, tenant directory sign board

5.0 Stairs / Balustrade

- 5.1 Stairs finishes will match the core areas (see above).
- 5.2 Stair balustrade and guarding within the escape stairs will comprise stainless steel uprights with mesh or similar infill panels.
- 5.3 Main accommodation stairs will have feature guarding and handrails in accordance with the design drawings.

6.0 WCs & Showers

- 6.1 Ceilings – The finish of the soffit to the WC's is to be left as the exposed structure constructed to provide a coordinated and visibly acceptable level of finish. Where services are required these are to be designed to be coordinated and left exposed with appropriate visible fixings etc. Areas of feature ceiling will be provided to enhance the shower/wc areas.

- 6.2 Floor finish – the structural floor finish must be capable of receiving a porcelain tile or similar finish.
- 6.3 Walls – Ceramic tiling, or similar, splashback to wall incorporating wash basins. Other walls to have painted plasterboard/plaster finish with water based eggshell paint. Proprietary laminate panel to wall incorporating WC Pan and wash basin.
Where required new skirting's to be MDF with painted white satinwood finish. Walls shall be of fire resistant construction where required to satisfy statutory requirements. Feature walls and exposed areas will be incorporated to enhance the wc interior design concept.
- 6.4 Typically superloos & showers will be separated by full height walls with a finish that compliments the interior design and finishes generally. A panel system will be provided to the rear of the superloos to conceal pipework and provide access to cisterns etc.
- 6.5 Sanitary fittings – Wall mounted basins with black finished taps and fittings. All sanitary fittings will be white porcelain. Mirrors, and soap dispensers will be provided.
- 6.6 Doors shall have black laminate finish to main circulation areas. Riser doors to be paint finish. Fire rating in accordance with Building Regulations requirements.
- 6.7 Fully accessible WC / shower: An accessible toilet cubicle and shower enclosure is to be provided at basement floor level. To incorporate fully accessible WC/wash basin fittings with stainless steel grab rails in accordance with Approved Document M of the Building Regulations. Emergency alarm pull cord linked back to Reception. Walls to be painted, with tiled splashback behind wash basin and shower areas as required. Floors to be non-slip ceramic tiling and/or vinyl. Ceiling to be painted plasterboard or moisture resistant suspended ceiling. Full length mirror to be provided in accordance with Approved Document M.
- 6.8 8no. showers is to be provided in the basement floor level. To include robust glazed shower doors. within separate male & female shower/changing areas

7.0 Fire Strategy

- 7.1 The design of this building is to fulfil the requirements of part B of the Building Regulations new build construction.

8.0 Services Strategy

- 8.1 The building will be provided with a mixed mode cooling strategy via opening windows and mechanical cooling utilising a VRF system. There will be areas within the office floorplates where this may need to be supplemented to accommodate tenants fit-out. Vents have been provided within the facade to accommodate additional VRF units. Services cores, WC's etc will be provided with mechanical extract. Appropriate plant areas will be provided to allow for tenants fit-out of services and appropriate riser space allocated within the vertical risers for distribution.
- 8.2 Heating will be provided through the use of a VRF system via ceiling mounted VRF units, with the core areas heated via radiators. Reception and entrance areas to consider under floor heating
- 8.3 lighting though out will be LED suspended from the soffits or incorporated into feature ceiling areas.

9.0 External Façade

- 9.1 Finishes – external cladding will compliment and reflect the sustainable nature of the building. Finishes will be low maintenance and robust. Consideration will be given to the buildings orientation and the adjacent developments. Material such as brick, perforated metal cladding systems will be considered for the envelope design.
- 9.2 Windows – aluminium polyester powder coated windows and curtain walling elements will be designed to support the opportunity for natural ventilation along the perimeter. All windows will be manually operated. Louvres, and vertical shading components will be incorporated to reduce solar gain within the office spaces. On key façades solar control glass will be required.

10.0 Roof Areas

- 10.1 Roof finishes will be a hot melt rubberised bitumen membrane that will bond to the concrete substrate with insulation and paving slabs over. The entire free roof area for all buildings will include a PV cells installation. Appropriate access for maintenance and replacement will be provided as part of the access strategy.
- 10.2 Edge protection in the form of galvanised guarding will be provided to all exposed roof edges.

11.0 Plant Rooms & Car Park

- 11.1 All plant rooms will be provided with sealed floors. Walls will be painted or sealed.
- 11.2 Car park areas will be marked with white lines in order to manage parking Access and egress from the car park will be monitored and controlled via a roller shutter and card reader access. The one way ramp will be controlled via traffic lights managing the in/out circulation.
- 11.3 Secure cycle parking will be provided in dedicated spaces with storage racks for bicycles. Motor cycle parking is provided at basement car park level;

12.0 BREEAM

- 12.1 The building will target a BREEAM 'Excellent rating & a minimum EPC rating of 'B'

13.0 External Works & Landscape

- 13.1 Typically all surfaces will be constructed to include a high quality concrete paving slab finish with an exposed aggregate surface. All surface treatments capable of taking loads form cherry pickers where maintenance is required. Areas of tree planting will be provided in accordance with the planning submission information.
- 13.2 External lighting and feature lighting for safe access/egress and branding will be provided around the development,
- 13.3 The internal atrium space will include a soft finish of 'Astra Turf' within the sheltered common area between the 2 buildings A & B.

FURTHER INFORMATION

Terms

Upon application.

Viewings

Please contact the
joint sole letting agents:



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Designed by Cre8te - 020 3468 5760 - cre8te.london

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