ONE FRIARY

TEMPLE QUAY | BRISTOL

One building delivers more.

Everything in one place.

A place that brings people together,
is connected to the city around it,
and built with tomorrow in mind.

ONE FRIARY
TEMPLE QUAY

ONE CITY. MORE REACH.

Well positioned for what's next.

Bristol connects businesses to the South West, the UK and Europe - while putting them at the heart of a growing regional economy.

A city built around ideas
From advanced engineering and financial services to technology, creative industries and clean energy, Bristol has an economy that continues to evolve.

Talent that keeps businesses moving
Two universities, a strong graduate talent pool and a growing network of research, innovation and enterprise make Bristol a place where ideas and people come together.

A greener way to grow
Bristol has been leading the UK's sustainability agenda for years. Now that ambition is becoming an economic opportunity, with businesses, universities and the city working together towards a net-zero future.

A city people want to be part of
Green spaces, culture, independent businesses and a strong sense of place give Bristol something that's harder to measure: a city people genuinely want to live and work in.

THE TIMES
THE SUNDAY TIMES
VOTED BEST PLACE TO LIVE

University of BRISTOL

UWE Bristol | University of the West of England

BRISTOL TEMPLE QUARTER



TYPICAL BRISTOL CONNECTION TIMES

PLANE	1'05	1'20	1'45	1'55	2'00	2'05	2'15	2'25	2'35
	Dublin	Amsterdam Paris	Geneva Zurich	Berlin	Munich Milan Copenhagen	Barcelona	Madrid	Vienna	Rome Lisbon
TRAIN	11	38	45	59	69	81	96		
	Bath Spa	Swindon	Cardiff Central	Exeter	Reading	Birmingham New Street	London Paddington		
CAR	19	35	54	85	96				
	Bristol Airport	Bath	Cardiff	Reading	Exeter				

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ONE POSITION. MORE BUSINESS.

At the heart of Temple Quay, One Friary sits among Bristol's most established businesses, with Temple Meads and the University's Enterprise Campus on the doorstep. It puts your business at the centre of Bristol's commercial community, with the city all around you.



ONE ADDRESS. MORE CONNECTIONS.

However you travel, getting together is easy.

Train, bus, bike, e-scooter or ferry - One Friary is connected in every sense. With Temple Meads a minute away and the motorway network close by, bringing people together couldn't be simpler.



Food + Drink

1. Greggs
2. Phillpotts
3. Starbucks
4. M&S Food
5. Harts Bakery
6. Double Puc
7. Mokoko Coffee & Bakery
8. Small Goods
9. Sainsbury's Local
10. Little Martha Brewing Taphouse
11. Forest Bakery
12. Sandwi On The Go
13. Green Street
14. Press Café
15. Double Puc
16. Pasture
17. Portwall Tavern
18. Prime by Pasture
19. Origin
20. Tesco Express
21. Pret A Manger
22. Spicer & Cole
23. Boca Bar
24. Left Handed Giant
25. Co-op
26. Harbour House
27. Coffee #1
28. Hole in the Wall
29. River Station
30. Adelina Yard
31. Spicer & Cole

Retail + Leisure

1. Bristol Museum and Art Gallery
2. Lloyd's Amphitheatre
3. Bristol Aquarium
4. Bristol Old Vic
5. Workout Harbourside
6. Cabot Circus
7. Toniq
8. Temple Quay Market

Hotels

1. Hilton Garden Inn
2. Holiday Inn Express
3. Premier Inn
4. Novotel Bristol
5. DoubleTree by Hilton
6. Travelodge Central
7. Leonardo Hotel
8. ibis Bristol Temple Meads Quay

HOW FAR, HOW FAST BY DIFFERENT TRANSPORT MODES

BUS	25 Clifton Village	32 Bristol Airport	46 Aztec West	65 Cribbs Causeway	
CYCLE	5 Bristol-Bath Cycle Path	5 Old Market	6 Cabot Circus	7 City Centre	9 Park Street	14 Clifton Village
WALK	5 Victoria Street	14 Cabot Circus	14 Queen Square	20 Bristol Harbourside	21 Wapping Wharf	23 Park Street
FERRY	18 City Centre	27 Wapping Wharf	36 Hotwells			

ONE FRIARY
TEMPLE QUAY




HART'S BAKERY

Minutes from cafés, shops, riverside walks and some of Bristol's largest businesses. A workplace that makes getting on with the day that little bit easier.








MOKOKO COFFEE & BAKERY



place

ONE FRIARY
TEMPLE QUAY

ONE MOVE. MORE MOMENTUM.

A workplace at the centre of Bristol's future.

Temple Quarter is already one of Bristol's most connected districts, and it's about to become even more vibrant.

Right beside One Friary, Friary North will create a new public plaza, bringing the original Temple Meads station building back to life with cafés, shops and places to meet throughout the day.

At the same time, Temple Meads is undergoing a major transformation, strengthening its role as the region's transport hub and making journeys easier for everyone who travels through it.

For the businesses based here, it means more than a better commute. It's being part of a neighbourhood that's growing into one of the most exciting places to work in Bristol.



Indicative Friary North image

Indicative Friary North image

ONE FRIARY
TEMPLE QUAY

ONE BUILDING. MORE BUSINESS.

Where good things happen.

When people enjoy where they work, ideas come more easily. Conversations last a little longer. Clients leave with the right impression.

A VIBRANT INSTALLATION BY BRISTOL ARTIST FREA BUCKLER ADDS A SPLASH OF CREATIVITY, AND A REMINDER THAT THIS IS A WORKPLACE WITH BRISTOL AT ITS HEART.

ONE FRIARY
TEMPLE QUAY

ONE TERRACE. MORE HEADSPACE.

Step outside, take a breath and reset.

The sixth-floor terrace gives space to step away, get some fresh air, have a coffee or take a conversation outside. A place to pause, recharge and connect, with a different view of Bristol.

ONE FRIARY
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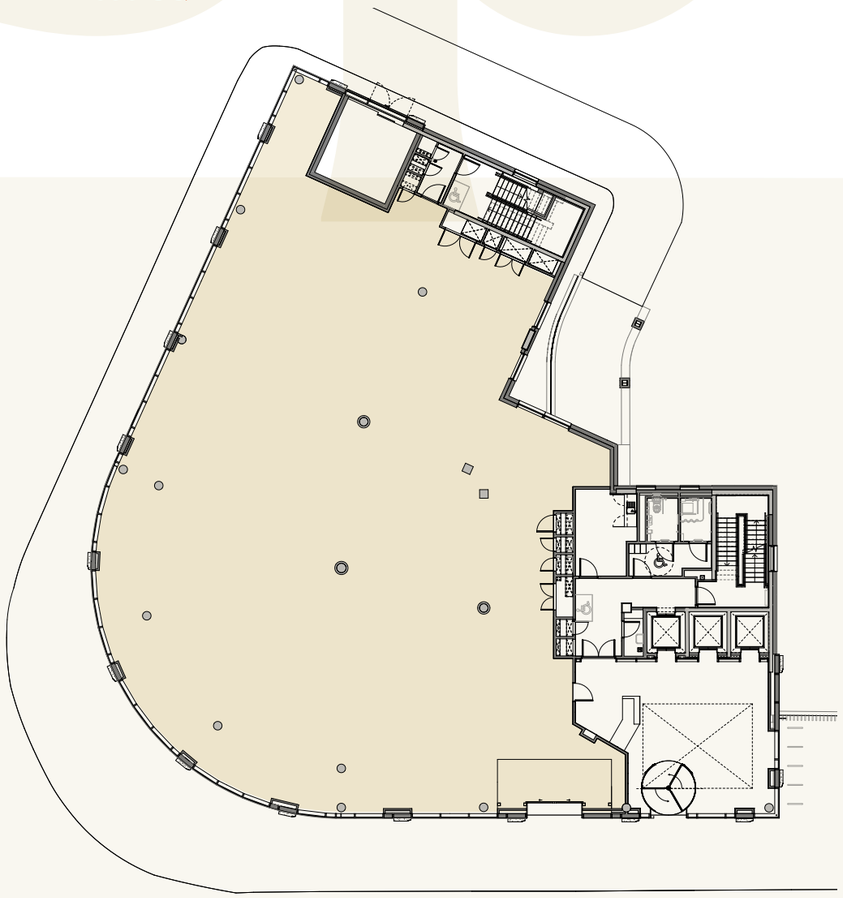
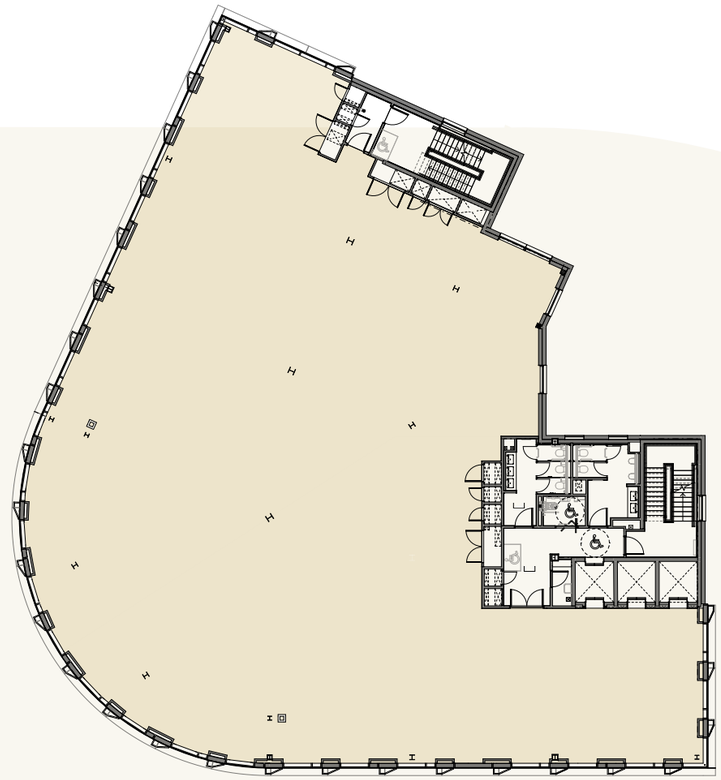
Ground
FLOOR

7,524 SQ FT
699 SQ M



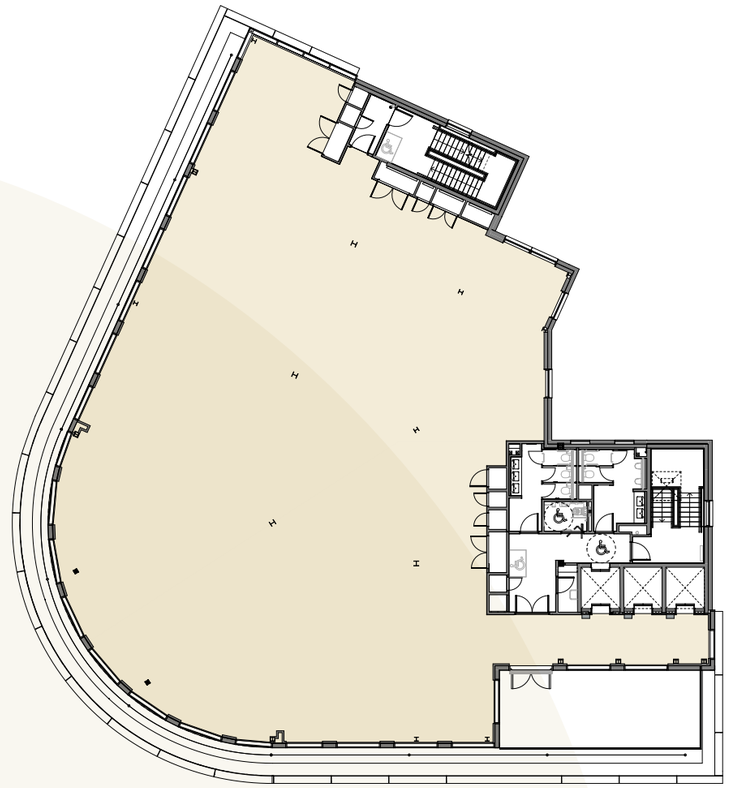
Typical
FLOOR

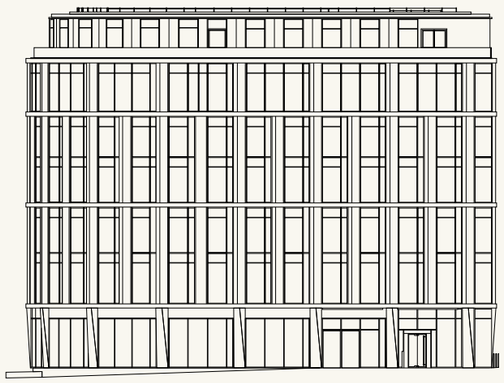
8,471 - 9,020 SQ FT
787 - 838 SQ M



Sixth
FLOOR (WITH PRIVATE TERRACE)

7,449 SQ FT
692 SQ M





FLOOR	NIA (SQ FT)	NIA (SQ M)
Sixth	7,449	692
Fifth	9,020	838
Fourth	8,966	833
Third	8,966	833
Second	8,956	832
First	8,471	787
Ground	7,524	699
TOTAL	**59,352**	**5,514**

ONE SPACE. MORE OPPORTUNITY.

From 7,500 – 60,000 sq ft

Open-plan, natural light and floor-to-ceiling glazing create an environment that's easy to shape around your team. Whether you're planning for today or tomorrow, it's a space that adapts as your business does.

ONE FRIARY
TEMPLE QUAY


Álvaro Siza In/discipline
EAT DRINK NAP

Sometimes, looking up is all it takes.

ONE VIEW. MORE PERSPECTIVE.

Floor-to-ceiling glazing fill the workspace with natural light, while views across Bristol offer a different perspective on the day ahead.

A place to focus, collaborate and see the bigger picture.

ONE WORKPLACE. MORE THOUGHT.

The little things make a big difference.

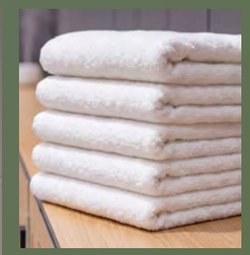
Secure cycle storage, quality changing facilities, drying rooms and EV charging all help make the everyday feel that little bit easier.
A better workplace isn't just about where you work - it's about when you get there too.

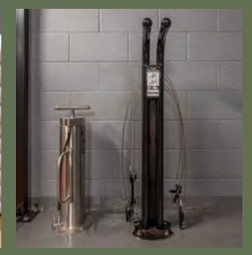
ONE FRIARY SPECIFICATION INCLUDES:

- 79 SECURE CYCLE SPACES
- FULL ACCESS RAISED FLOORS
- 6TH FLOOR ROOF TERRACE
- 11 EV CAR PARKING SPACES
- LED LIGHTING
- DOUBLE HEIGHT RECEPTION
- SPA QUALITY SHOWER FACILITIES
- VRF SERVING HEATING & COOLING
- CONCIERGE SERVICE
- DRYING ROOMS
- MECHANICAL HEAT RECOVERY
- 3 X 13 PERSON PASSENGER LIFTS
- TOWEL SERVICE
- EXCELLENT NATURAL LIGHT
- DDA COMPLIANT
- LOCKER FACILITIES















ONE DECISION. MORE VALUE.

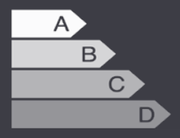
Built for tomorrow, reusing today.

By reusing the existing structure, One Friary has dramatically reduced its environmental impact before anyone even moves in. Add intelligent building systems, renewable energy and healthier spaces, and it's a workplace that's built to perform for years to come.

BUILT FOR THE HIGHEST ESG CREDENTIALS TO REINFORCE YOURS

BREEAM®

BREEAM 'OUTSTANDING'



EPC A

4.5 NABERS ENERGY

TARGET WELL GOLD CERTIFICATION

WiredScore GOLD

ACTIVE SCORE PLATINUM

SmartScore CERTIFIED

tomorrow

DURING CONSTRUCTION

- By retaining the existing structure, **1,730 t CO2e of embodied carbon is captured.**
- **57% of total embodied carbon is saved** by reusing the structure. Meeting the LETI 2030 target for embodied carbon.
- The steel frame and precast GRC façade both have a **very long-life span** of 100+ years.
- As part of our BREEAM 'Outstanding' target we are minimising waste and increasing material efficiency – **targeting zero waste to landfill.**
- We are **saving over 50 tonnes of high-quality reclaimed flooring.**

IN OPERATION

- **100% electric building.** Each floor sub-metered.
- **400W peak output. Photovoltaic panels** on roof.
- **Electric vehicle charging.**
- Automatic **LED lighting** controls with passive infrared sensors.
- VRF serving heating and cooling loads results in **31% reduction in energy consumption and 23% reduction in carbon emissions** when compared to alternative systems.
- **Mechanical heat recovery ventilation** to each floor.
- **Low water use appliances** on all floors.
- **Exposed concrete soffits** designed to act as a heat sink - reducing cooling or heating loads.
- **Enhanced indoor air quality** through improved air ventilation and filtration systems.
- Connected to **Bristol's District Heat Network.**
- Bee hotel and bird boxes **promoting biodiversity.**

ONE FRIARY
TEMPLE QUAY

One building delivers more.

A place where people enjoy coming together.
Where Bristol is on your doorstep.
Where tomorrow is already considered.

ONE FRIARY^

MORE THAN EXPECTED.

For further information or to arrange a viewing please contact the joint agents:

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DEVELOPED BY:

Britannia Invest A/S

IMPORTANT NOTICE: These particulars are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute any part of an offer or contract and all plans, floor areas and diagrams should be treated strictly for guidance only and are not to scale.