



ASSEMBLY

BRISTOL

BUILDING B



ASSEMBLY BRISTOL

MADE FOR

ADDITIONAL MEDICINE HERE

WHERE IT ALL COMES TOGETHER

As the developer and landlord, AXA would love to welcome you to Assembly, Bristol – a building which hopes to support the growth of your business as well as exemplify the excellence and innovation you deliver to your clients.

The proposal which follows is for a flexible, smart workplace hub for your Bristol team of up to **21,000 sq ft over 5 floors** of Assembly, Building B.

From the outset we set out to create a unique workplace community set in the heart of Bristol city centre, a short walk from Bristol Temple Meads station.

The space offers best in class workspace, wellness, community and sustainability set within a new public waterfront park.

We hope this document and the supporting detail sets out clearly how Assembly Bristol can meet **(Add name here)**'s requirements and we would be happy to meet to discuss further.



PROPOSAL SUMMARY

DEMISE

Building B: (insert floor area)

LEASE LENGTH

10 Years (Inside the Landlord and Tenant Act 1954)

RENT

£42.00 per sq ft (£656,880 pa)

RENT FREE

34 Months Rent Free (£1,861,160)

RENT REVIEW

Upward Only Open Market Value Review at the 5th yr

SERVICE CHARGE

£9.31 per sq ft including Estate Charge

LANDLORD'S CONTRIBUTION TO FLOOR BOXES

£85 per box at a ratio of one box per 10 sq m

LANDLORD'S CONTRIBUTION TO CARPETING

£27 per sq m



DETAILED PROPOSAL

<p>Landlord</p> <p>Temple Way Investments 2 Sarl</p> <p>Company number: B201311 (Luxembourg) c/o AXA Real Estate Investment Managers UK Limited (“AXA”)</p> <p>Developer</p> <p>Temple Way (Devco) Limited Company number: 09926806 (UK) c/o AXA Real Estate Investment Managers UK Limited (“AXA”)</p> <p>Developer Manager</p> <p>Bell Hammer 52 Berkeley Square, Mayfair London, W1J 5BT FAO: Patrick Davis T: 020 7495 7730 E: patrickdavis@bellhammer.co.uk</p> <p>Tenant</p> <p>(insert company name) (exact company entity to be confirmed)</p> <p>Property</p> <p>Building B, Assembly Bristol, Cheese Lane, Bristol BS2 0JJ</p>	<p>Demise</p> <p>(insert details)</p> <p>Measurement</p> <p>The floor area is on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition). A copy of the professional survey will be provided to the tenant, together with a letter of reliance.</p> <p>Common Parts</p> <p>Exclusive use of 36 cycle spaces and 36 lockers. Shared use of shower and changing facilities.</p> <p>Lease</p> <p>A new fully repairing and insuring 10 year lease by way of a service charge contracted Inside the Landlord and Tenant Act 1954 (as amended).</p> <p>Rent</p> <p>£42.00 per sq ft per annum (£656,880 per annum based on floor area), exclusive of VAT, business rates and service charge.</p>	<p>Rent Free</p> <p>34 months rent free from lease completion or occupation whichever is sooner. This is equivalent to £1,861,160. We would propose this is spread as 16 months at no rent followed by 36 months at half rent.</p> <p>Rent review</p> <p>The lease will provide for review at the 5th year of the term. The rent review clause to be Upward Only Open Market Value.</p> <p>Landlord’s contribution to floor boxes</p> <p>On completion of the lease the prospective tenant will receive a capital contribution payment towards the provision of floor boxes wired for power based on £85 per box at a ratio of one box per 10 sq m.</p> <p>Landlord’s contribution to carpeting</p> <p>On completion of the lease the prospective tenant will receive a capital contribution payment towards the provision of carpeting of £27 per sq m fitted.</p>	<p>Warranties/Third Party Rights</p> <p>Third party rights will be provided for the benefit of the Tenant from the main building contractor, employer’s agent, architect, principal designer, M&E engineer, structural engineer and quantity surveyor. Such rights to be granted no later than by final section completion of the development.</p> <p>For clarity the following is a list of consultants which fall under scope for this:</p> <ul style="list-style-type: none">• Architect: Allford Hall Monaghan Morris EA – Gardiner & Theobald LLP• Building Services Engineer, Fire Engineer, Acoustics and BREEAM: Hoare Lea LLP• QS: Currie & Brown UK Limited• Structural Engineer: Ove Arup & Partners• Principal Designer (up to date of the Building Contract): Currie & Brown UK Limited (the PD is now the Contractor but we’re obliged to grant these TPRs given the terms with AHMM).
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Business Rates

The Tenant is to be responsible for the payment of business rates and all other outgoings attributable to the Premises (to the extent not covered in the service charge) from Lease Commencement.

Service Charge

The Tenant is to be responsible for payment of a service charge, calculated on a pro rata basis, from Lease Commencement. Everything is new and under warranty and the budget will be reconciled annually. All costs have to be reasonably accounted for in line with the RICS Service Charge Guide to Good Practice.

ESG

The Landlord’s standard ESG clauses will be included in the lease, including the following principles:

- Any works or alterations to the Demise shall be carried out using sustainable and environmentally friendly materials and methods of construction, except where materially less economical;

- The Tenant shall provide the Landlord with all information that the Landlord reasonably requires relating to energy consumption, utilities and related data. The Tenant is to authorise the Landlord to obtain energy consumption information directly from its suppliers;
- The Tenant will accept appropriate obligations to improve waste management and other environmental measures.

The landlord will also comply with the following sustainability initiatives for the duration of the lease:

- Remain on a certified green energy contract for the duration of the lease;
- Remain compliant with a zero waste to landfill policy for the duration of the lease;
- Limit the introduction of Scope 1 emissions, unless it is deemed essential in the event of an emergency or maintenance of the main heating system.

Timing

This proposal is valid for 4 working weeks from receipt.

Conditions

Subject to:
Contract
Covenant
Board approvals

VAT

VAT is applicable

ASSEMBLY COMPONENTS



WORKPLACE

- Designed for new ways of working
- Generous & flexible floor plates
- Smartscore Certified & Wiredscore Platinum
- Cutting-edge sustainable design
- Ready-made workspace community



WELLNESS

- Achieved 'Well Platinum' certification
- Abundant natural light and state-of-the-art ventilation
- End of journey facilities: cycling, showers & lockers



COMMUNITY

- Waterside park and public art trail
- New walkways reconnecting Temple Meads to the city centre for the first time in 50 years
- Podium space for events and lunchtime food vendors
- Smart Spaces app connects everyone to the thriving events programme across the site



ENVIRONMENT

- Landscaping designed to enhance the biodiversity
- Unique waterside location
- Short walk to Temple Meads Station
- Good public transport and city centre access
- Public art trail by renowned artist
- EPC A
- BREEAM Excellent

PERFECTLY LOCATED

OLD MARKET

BRISTOL UNIVERSITY ENTERPRISE CAMPUS

BRISTOL TEMPLE MEADS



ASSEMBLY BRISTOL

CABOT CIRCUS



CASTLE PARK

VICTORIA STREET

BROADMEAD

FINZELS REACH

THE GALLERIES

ST MARY LE PORT

LOCATED IN THE HEART OF BRISTOL

ST NICHOLAS MARKET

5 MINS WALK FROM RAIL STATION

CORN STREET

QUEEN SQUARE



THREE UNIQUE WORKPLACES



WATERSIDE COFFEE SHOP
& RESTAURANT



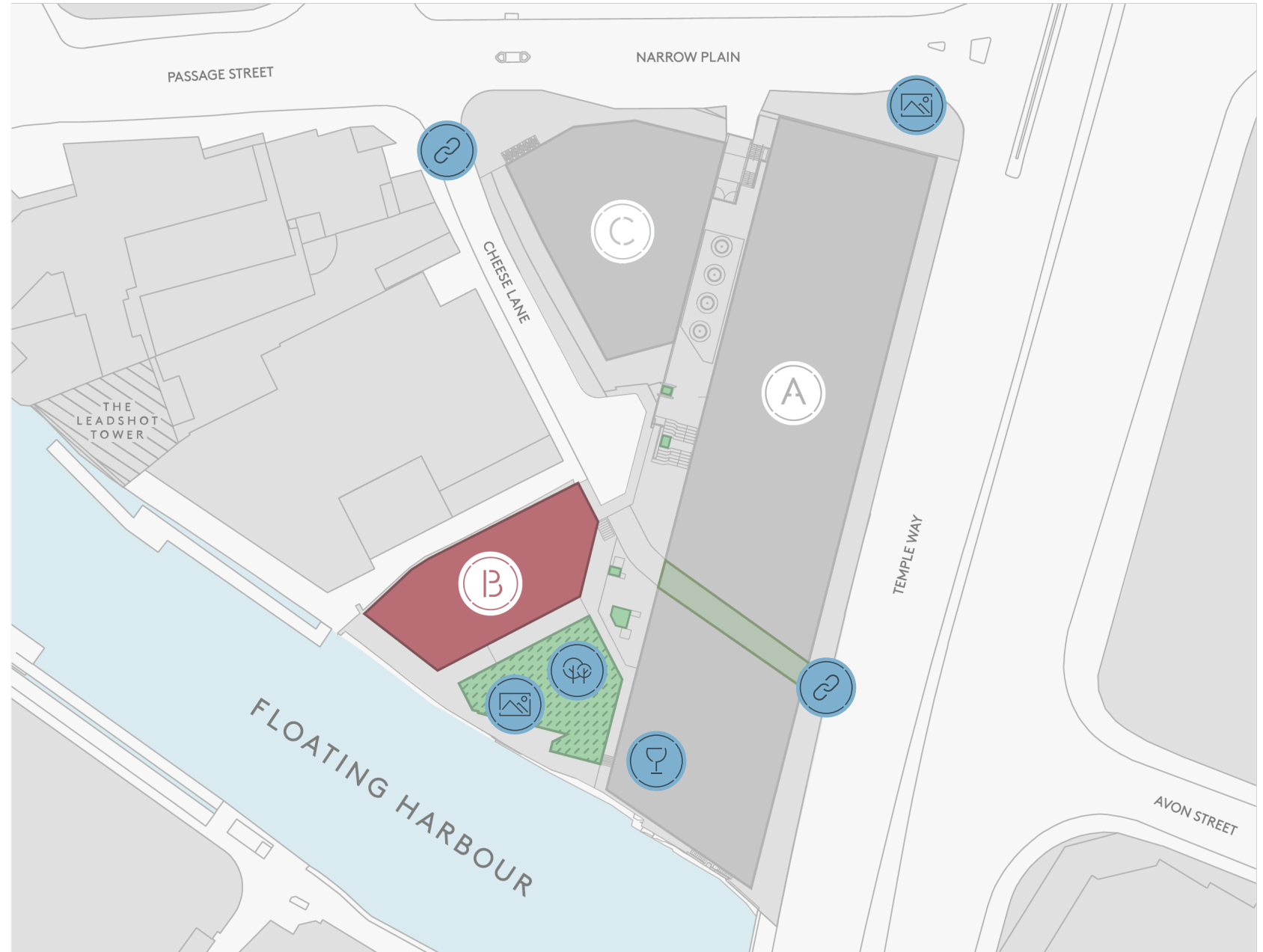
PUBLIC WATERSIDE PARK



NEW PEDESTRIAN CROSSINGS TO
TEMPLE WAY & NARROW PLAIN



PUBLIC SCULPTURE TRAIL
FEATURING WORK BY ACCLAIMED
ARTIST ALEX CHINNECK



PRIME WATERSIDE LOCATION









KNIGHT FRANK OFFICES



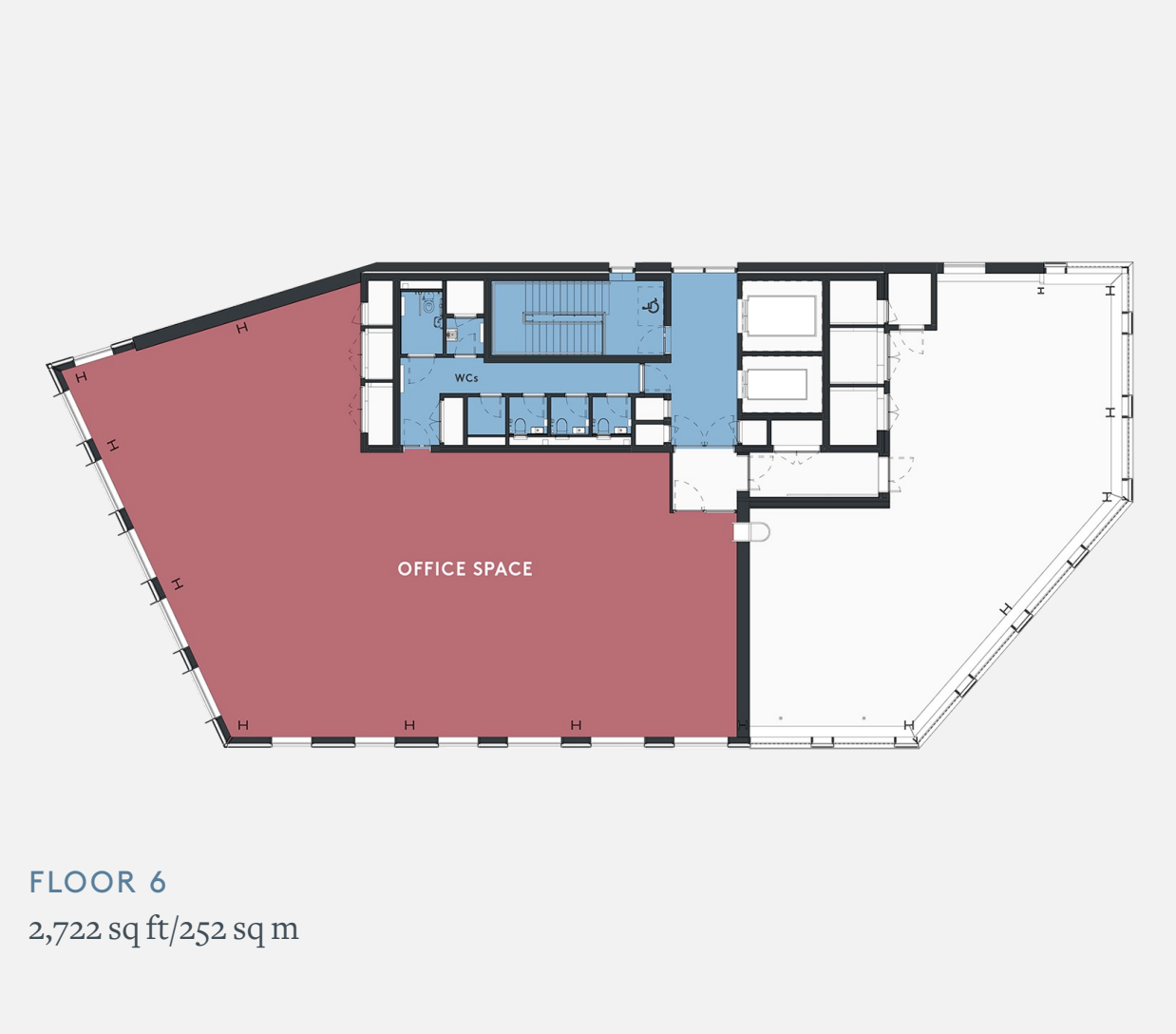
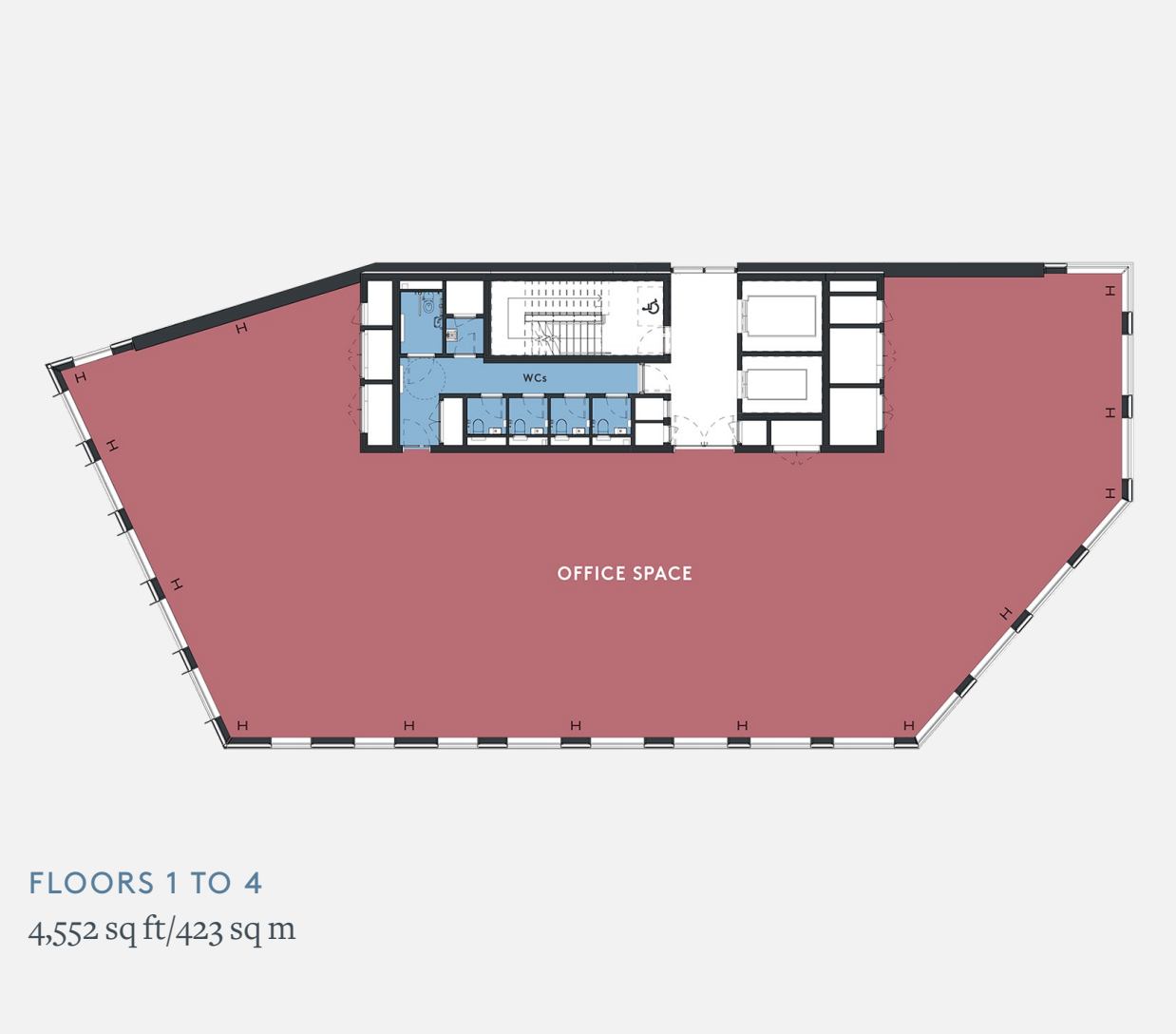


PLANS AND SPEC



BUILDING B PROPOSED FLOOR AREAS			SQ FT	SQ M
6th Floor			2,722	252
5th Floor			Let to Knight Frank LLP	
4th Floor			4,522	423
3rd Floor			4,522	423
2nd Floor			4,522	423
1st Floor			4,547	422
Ground Floor (Fitted office space)			1,684	157
Ground Floor (Reception)			1,055	99
Total			28,216	2,622
(Approximate net internal areas)				

FLOORPLAN EXAMPLES



END OF JOURNEY



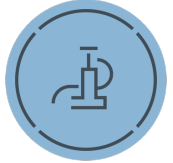
36 SECURE CYCLE SPACES



42 VISITOR CYCLE SPACES



E-BIKE CHARGING



CYCLE MAINTENANCE AREA



36 LOCKERS



4 SHOWERS



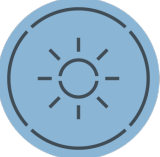
A SMART BUILDING



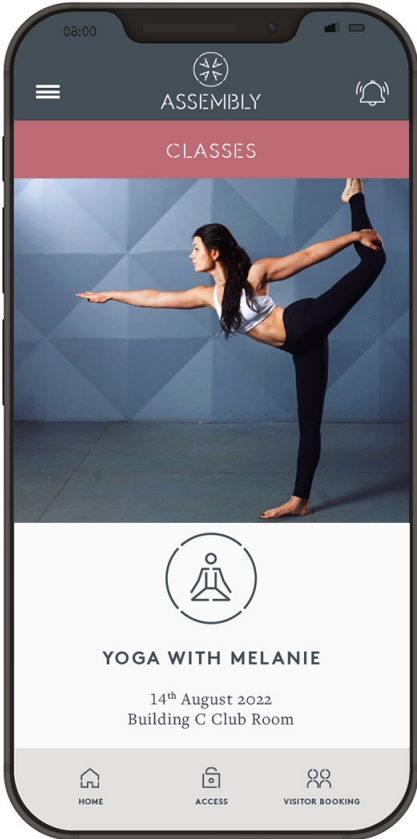
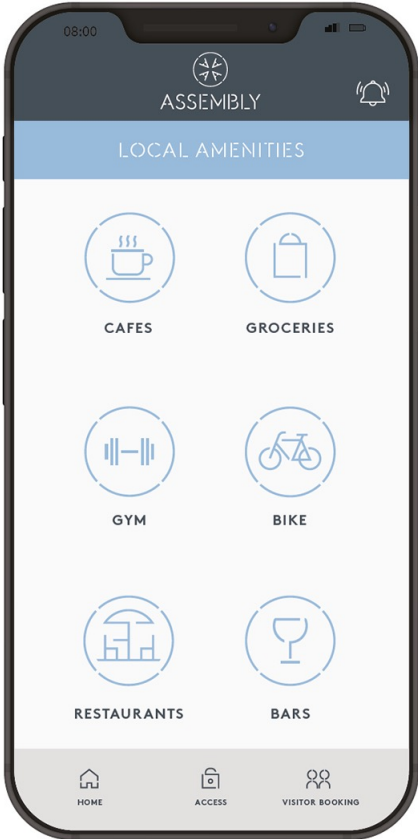
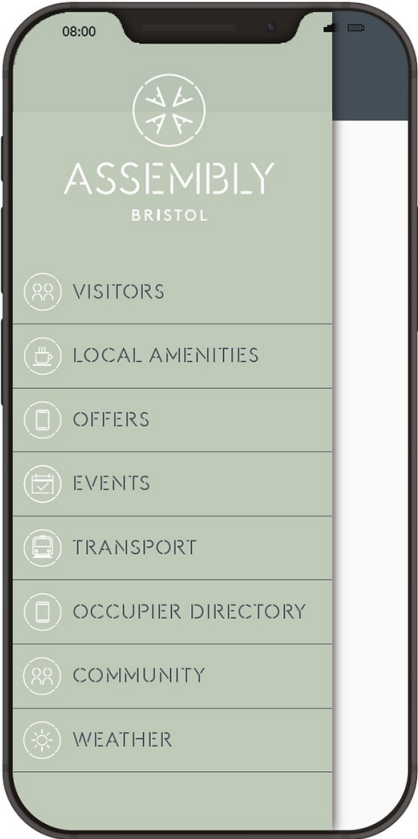
BOOK MEETING ROOMS AND
SHARED AMENITIES AND
PROMOTE EVENTS IN OUR SPACES



PRE-REGISTER AND CHECK-IN
GUESTS AND ISSUE
TEMPORARY PASSES



MONITORS AIR QUALITY AND
OUTDOOR CONDITIONS



'PLUG & PLAY' FITTED OFFICE SPACE



FITTED OFFICE LAYOUT

GROUND FLOOR FITTED OFFICE SPACE

- 1,684 sq ft/157 sq m for 18 desks
- 2 meeting rooms (8 person & 3 person)
- Break-out space



KITCHEN

Equipped with microwave, fridge and dishwasher

DATA CABLING

Connectable within 48 hrs via Telcom

SECURITY

Entry via Smart Spaces app

SUSTAINABLE BUILDING CERTIFICATION

BREEAM Excellent

NET ZERO

Targeting Net Zero in operation

ENERGY EFFICIENCY

EPC A

TEMPERATURE CONTROL

All-electric reversible air source heat pumps

TENANT SPACE CERTIFICATION

Certified under the WELL Framework



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A DEVELOPMENT BY



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