

# Queens Quay

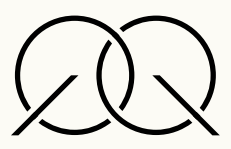


33-35 Queen Square — Bristol — BS1 4LU



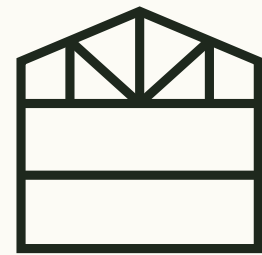
QueensQuay

A georgian reinvention  
in an unparalleled location

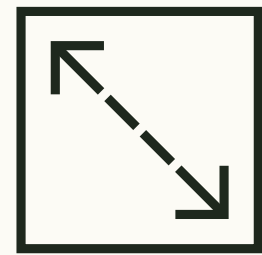


# A jewel in amongst the tree-lined avenues of the iconic Queen Square

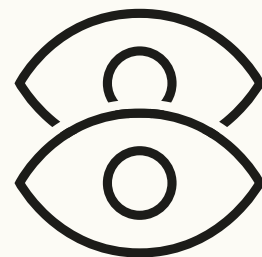
Exceptional back to frame  
refurbishment.



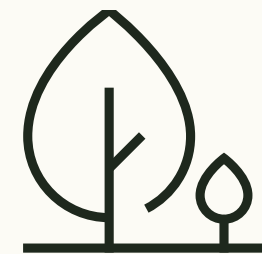
30,274 sq ft best in class office  
scheme, able to accommodate HQ  
requirements or floor by floor lettings.



Dual vista of Queen  
Square and Bristol's  
Floating Harbour.



Excellent ESG credentials  
- EPC A and BREEAM  
'Outstanding'.



Exceptional tenant  
amenity on the doorstep.





Broadmead

Castle Park

Finzels Reach

Temple Quay

Temple Mead Station  
10 mins walk

St Mary Redcliff Church

Queen Square



Floating Harbour

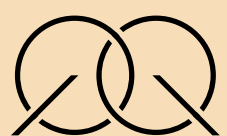
Bristol Hippodrome

Bristol Aquarium

Wapping Wharf

Lloyds Amphitheatre

Cherished as a picturesque focal point in the heart of Bristol, Queen Square remains one of the city's most prestigious addresses.

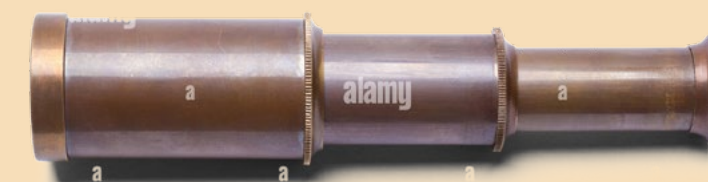


Bristol possesses a wide range of accolades from its history in engineering, through to its rebellious cultural scene and is home to an impressive cluster of industries.



The UK's first cycling city

The UK's leading smart city



Home to over 200 high-growth tech startups

2

Unicorn tech companies based here



Times Best City to Live in 3 of the past 6 years



UNESCO City of Film

25% of the world's nature TV documentaries are produced here

90+ different languages spoken across the West of England



Bristol Airport connecting to 100+ destinations



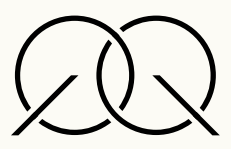
5.7% growth in population forecasted by 2030

Ranked 12th globally for tech talent



The UK's first European Green Capital





# Independency. Vibrancy. Abundancy.

Queens Quay is at the centre of one of the world's most electric cities. Pulsating with a fiercely independent spirit, just minutes from the doorstep lie bustling markets, charming shops and one of Britain's most diverse culinary scenes. It is a dynamic, enriching experience for residents, workers and visitors, whatever their tastes or interests.



### Floating harbour

Perched on the banks of Bristol's floating harbour, Queens Quay's waterside location is the perfect spot to refresh and relax along the city's famous Brunel Mile.



Viewable from the south of Queens Quay



### Queen Square

Tree-lined avenues and 2.4 hectares of greenery make Queen Square a truly magnificent public space.



Viewable from the north of Queens Quay





### Health

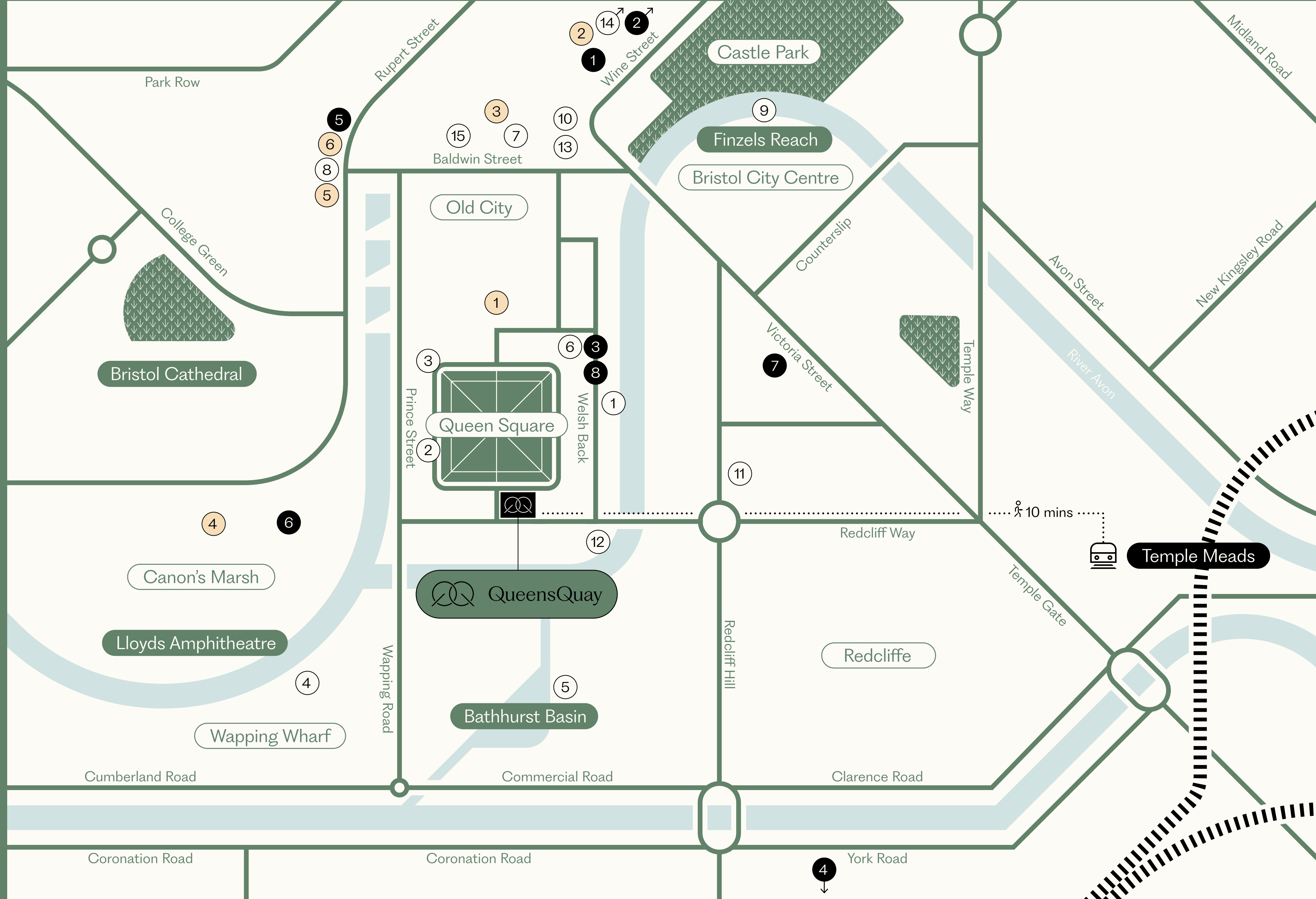
- 1 The Gym Group
- 2 Hotpod Yoga Bristol
- 3 Luxe Fitness
- 4 Origin Athletic
- 5 Workout Harbourside
- 6 Hyre
- 7 Pure Gym Harbourside
- 8 Sweat Box Gym

### Food and drink

- 1 The Bristol Loaf
- 2 Pasta Ripiena
- 3 Marmo Restaurant
- 4 St Nicholas Market
- 5 Sandwich Sandwich
- 6 Finzels Reach Food Market
- 7 The Cow and Sow
- 8 Spicer + Cole
- 9 MUSE Brasserie
- 10 Adolina Yard
- 11 Coffee #1
- 12 Marco's Olive Branch
- 13 Pasture
- 14 Press Cafe
- 15 Riverstation
- 16 Root
- 17 Casa Bristol

### Entertainment

- 1 Whistle Punks Axe Throwing
- 2 Flight Club Bristol
- 3 Bristol Beacon
- 4 Bristol Hippodrome
- 5 Bristol Old Vic
- 6 Lane7 Bristol






Close and perfectly connected


Bristol is designed to get around. Whether you opt to bike in Britain's first cycling city, hop on one of 8 central bus lanes or spend a day meandering down the Brunel Mile, there's little excuse not to explore, and ample reason to get out more often.




 By train

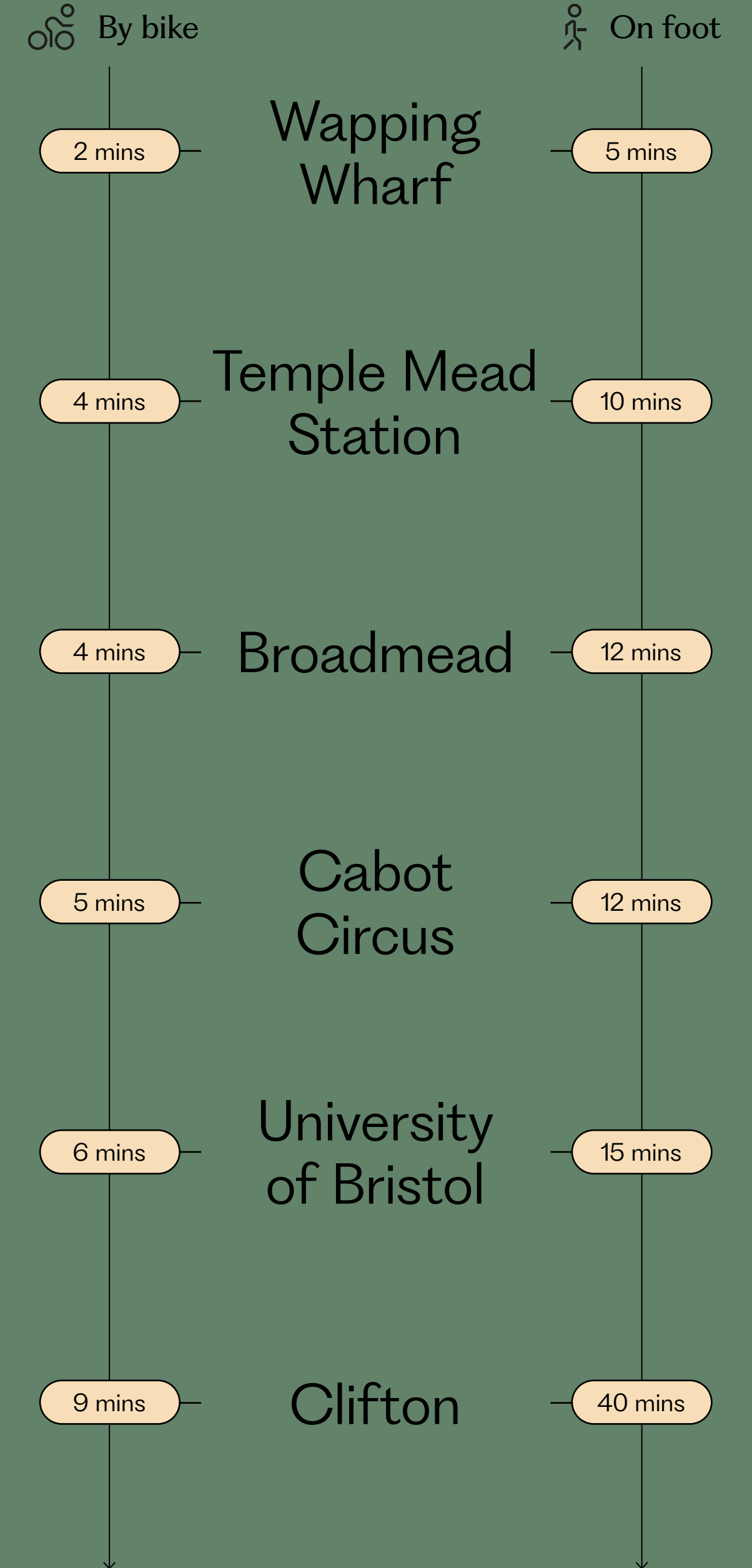
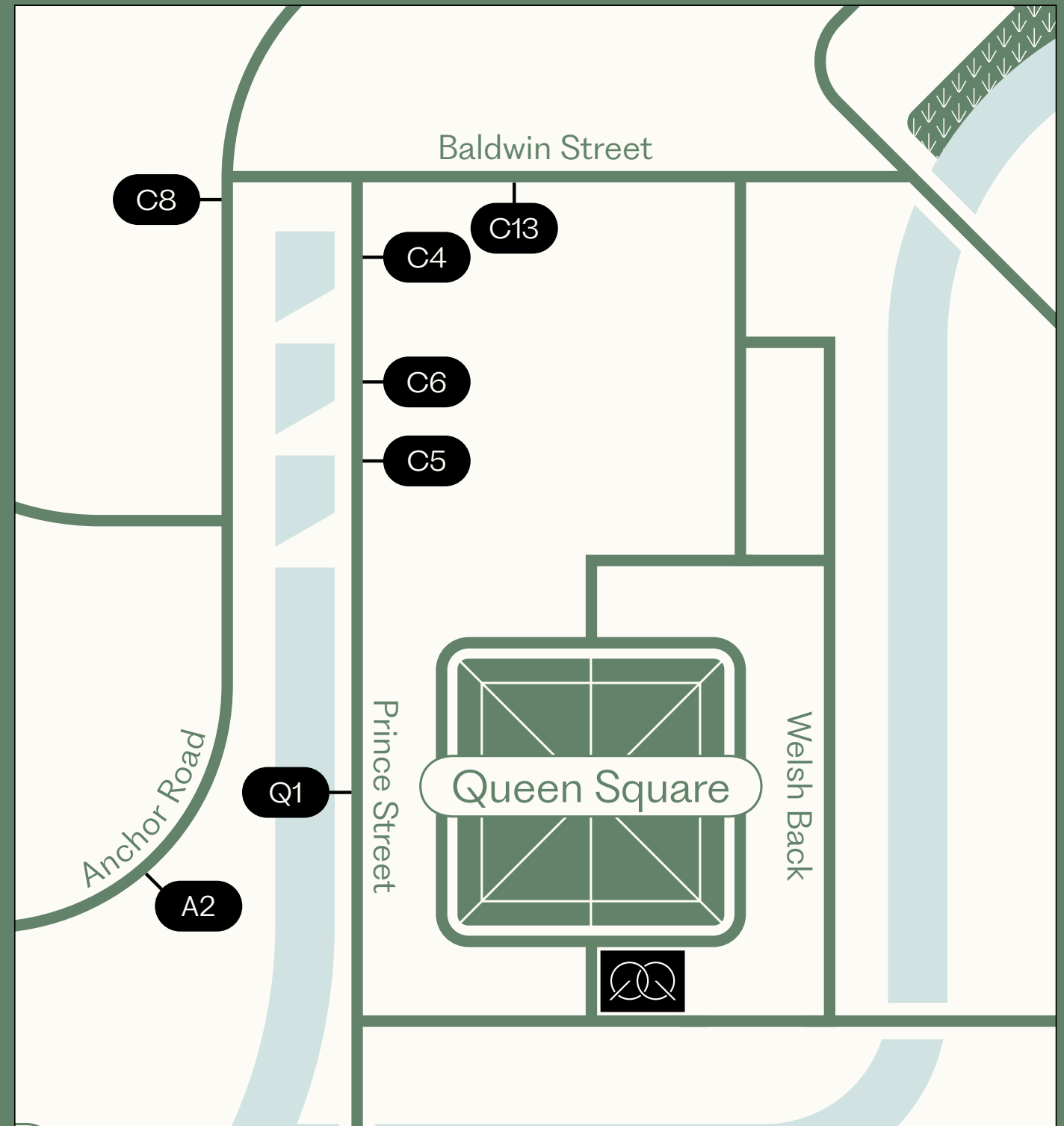
- Bath 11 mins
- Cardiff 55 mins
- LDN Paddington 80 mins
- Birmingham 83 mins
- LDN Heathrow 107 mins 

 By bus

|            |                |
|------------|----------------|
| <b>C4</b>  | The Centre     |
| <b>C5</b>  | The Centre     |
| <b>C6</b>  | The Centre     |
| <b>C8</b>  | The Centre     |
| <b>Q1</b>  | Queen Square   |
| <b>A2</b>  | Anchor Road    |
| <b>C13</b> | Baldwin Street |

 By car

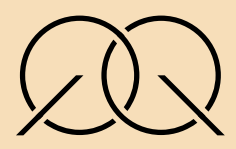
|   |          |
|---|----------|
| Bristol          | 23 mins  |
| Bath  | 28 mins  |
| Cardiff   | 59 mins  |
| Birmingham       | 94 mins  |
| Reading   | 97 mins  |
| Birmingham Centre   | 104 mins |
| London Heathrow  | 110 mins |





A perfect  
welcome

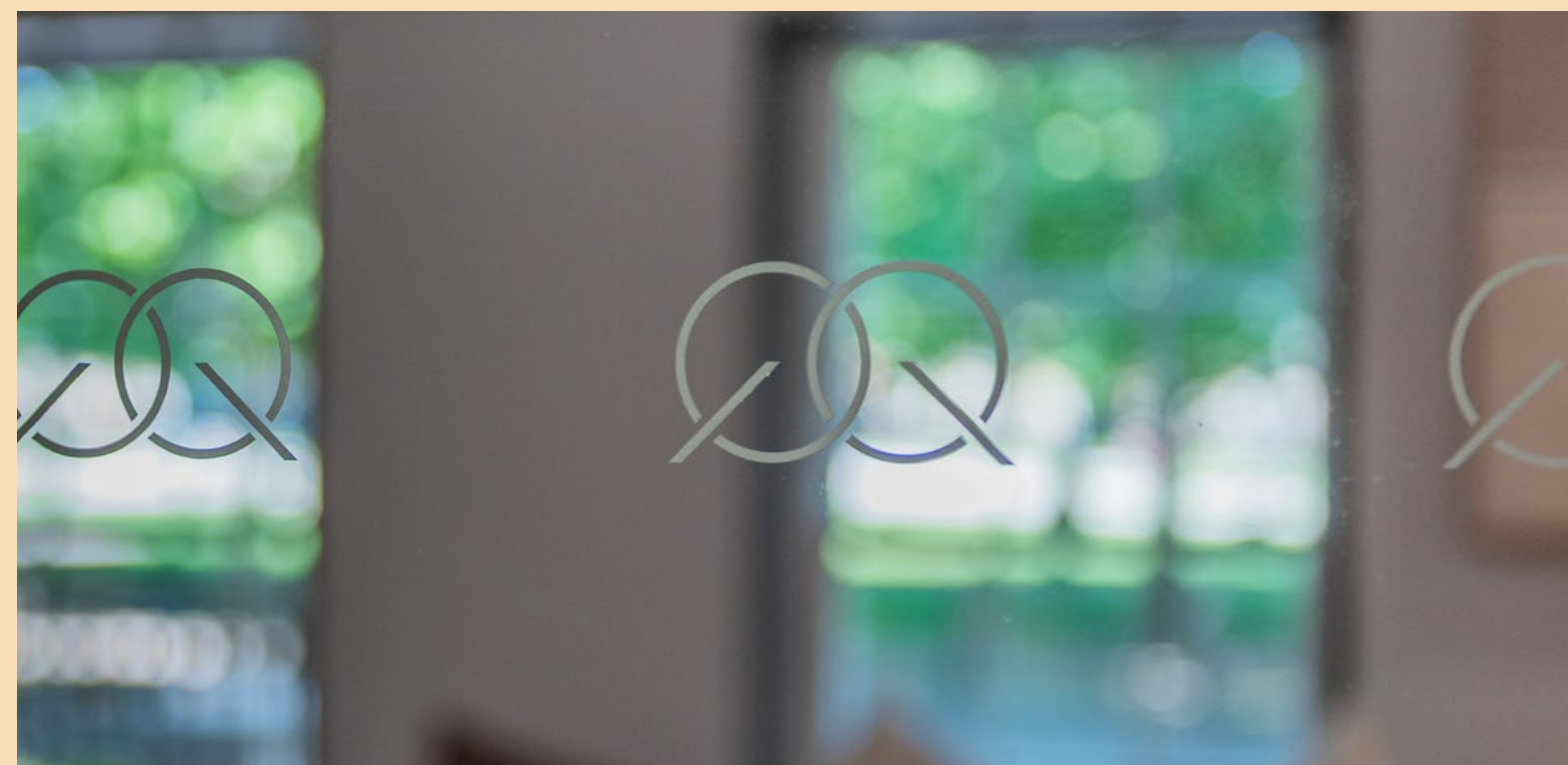
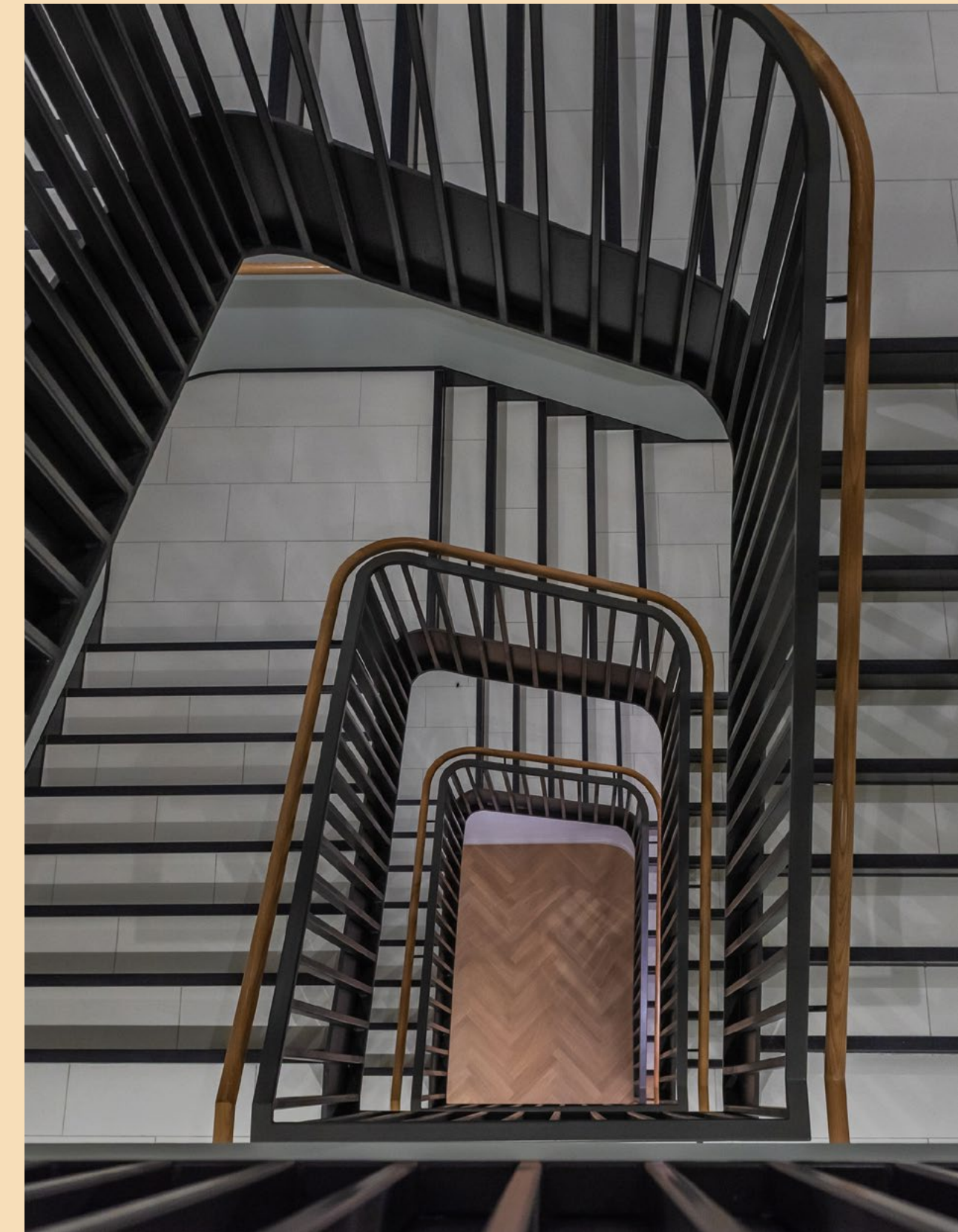


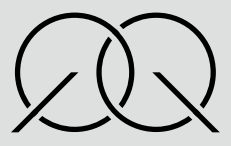


# Schedule of areas

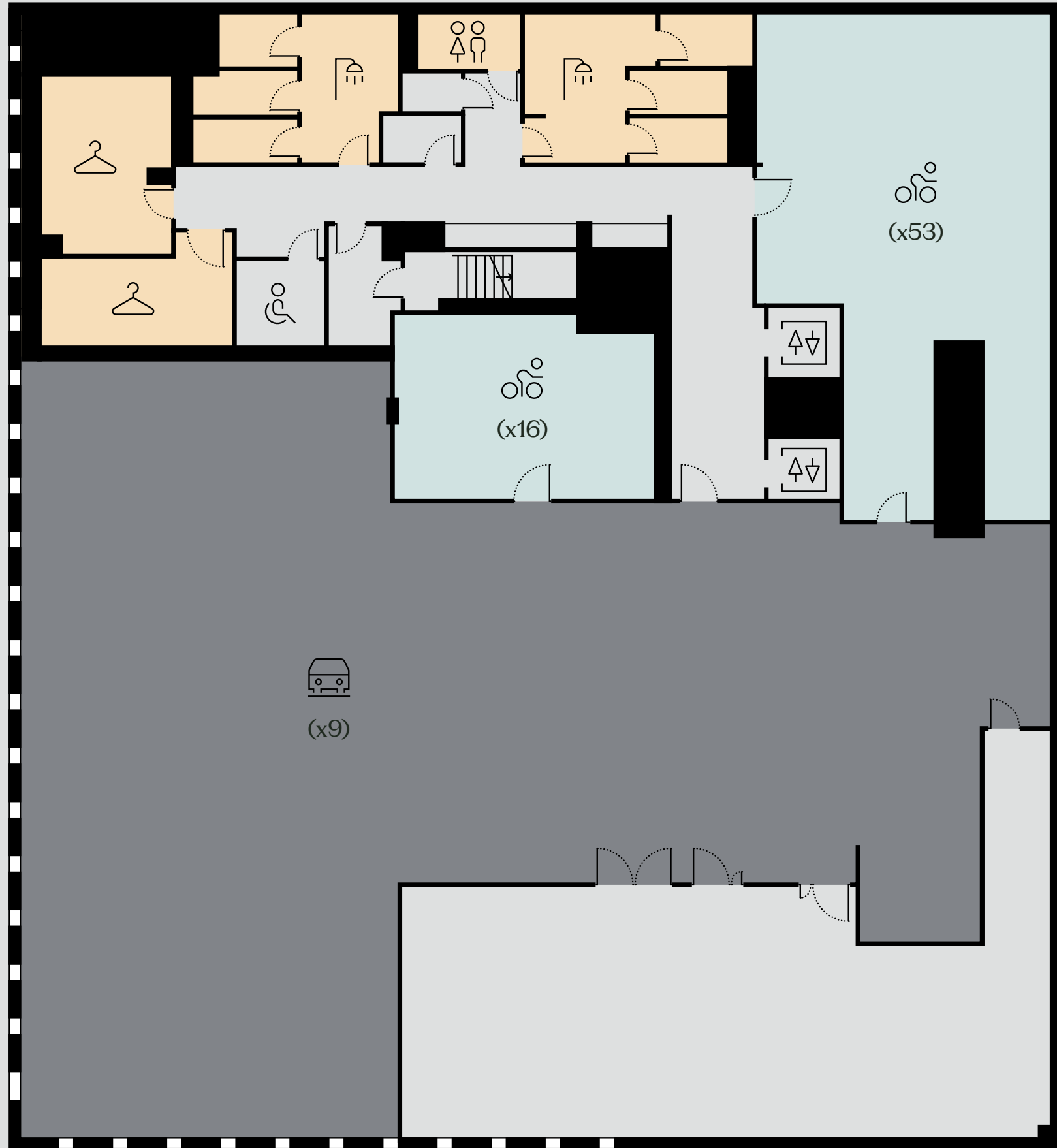
| Floor        | Sq ft         | Sq m           |
|--------------|---------------|----------------|
| 3rd          | 7,111         | 660.6          |
| 2nd          | 8,076         | 750.3          |
| 1st          | 8,076         | 750.3          |
| Ground       | 6,140         | 570.4          |
| Reception    | 871           | 80.9           |
| <b>Total</b> | <b>30,274</b> | <b>2,812.5</b> |

Basement includes 9 car parking spaces and 69 bike racks.



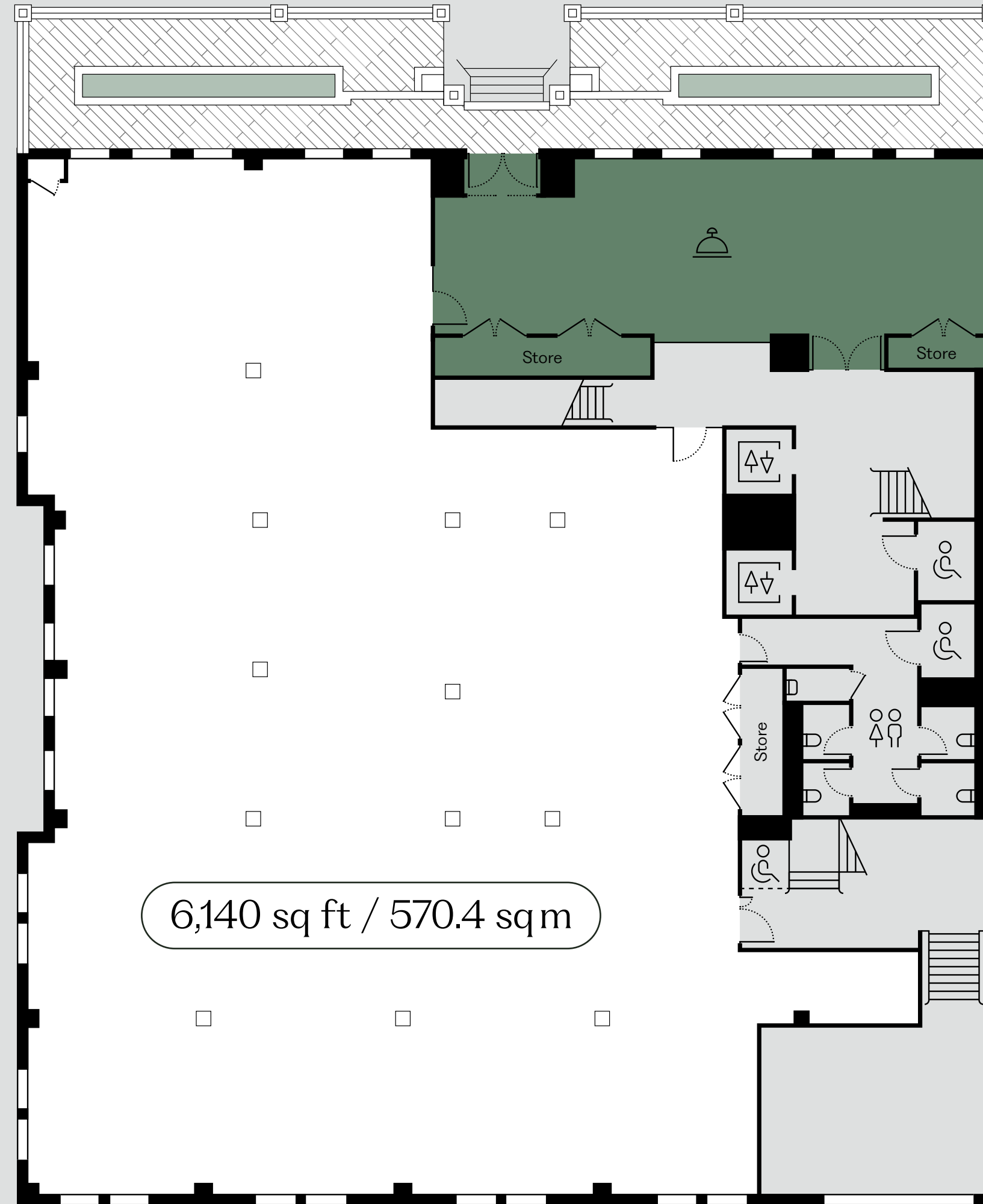


# Basement



Plans not to scale. For indicative purposes only.

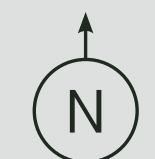
# Ground floor

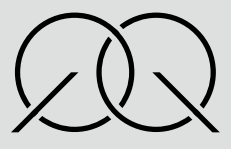


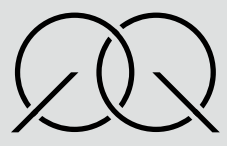
6,140 sq ft / 570.4 sqm

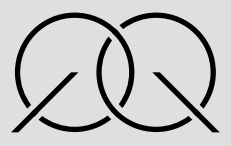
- Key:
- Office
  - Core
  - Reception
  - Showers/Change/WCs
  - Bicycle storage
  - Car park

QUEEN SQUARE  
DUAL VISTA  
FLOATING HARBOUR

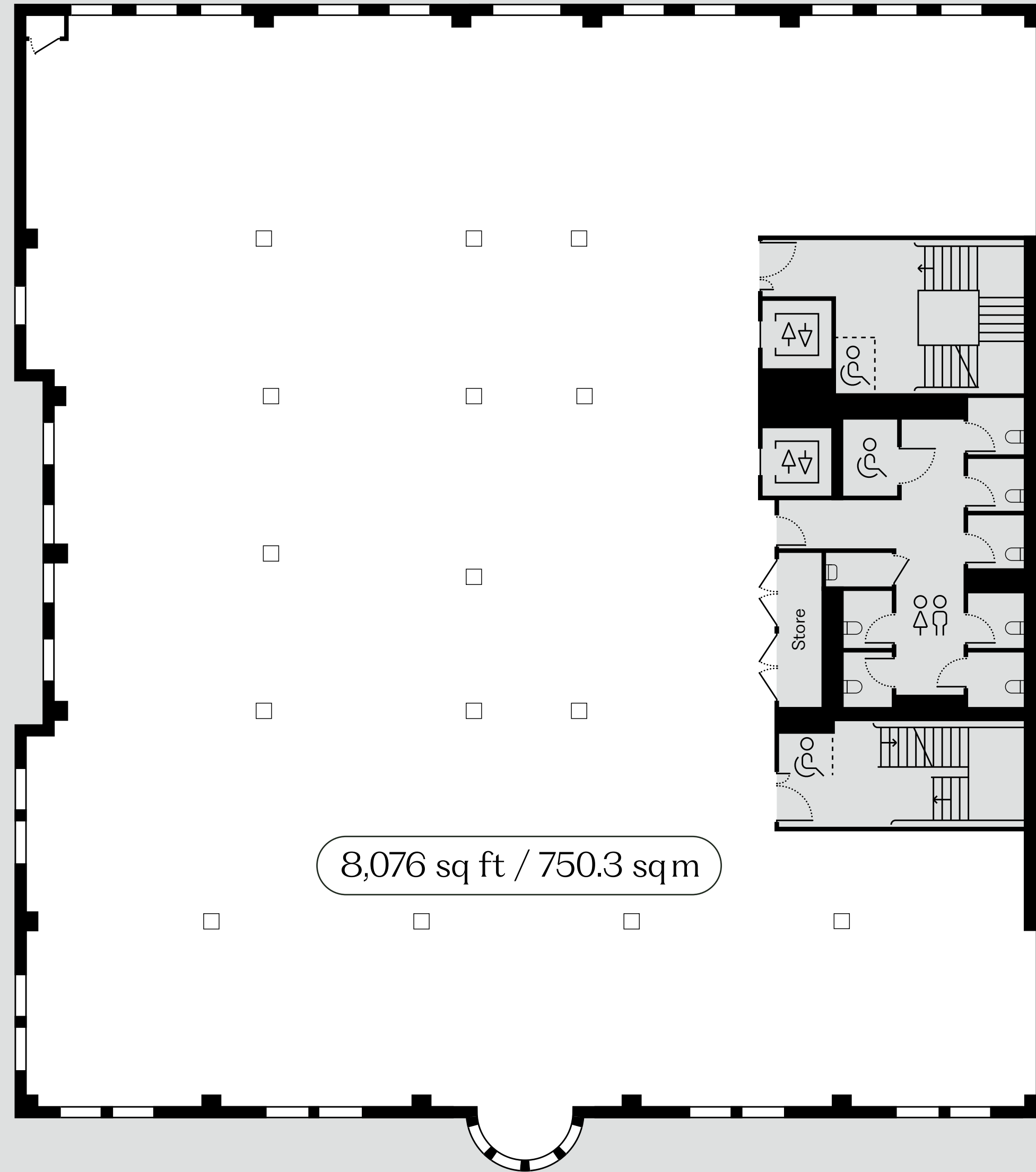








# 1st floor



Key:

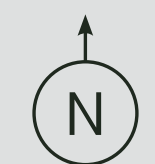
- Office
- Core

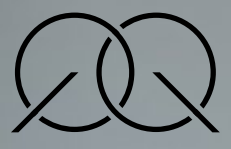
QUEEN SQUARE

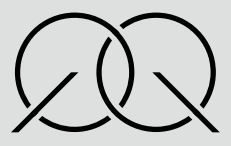


DUAL VISTA

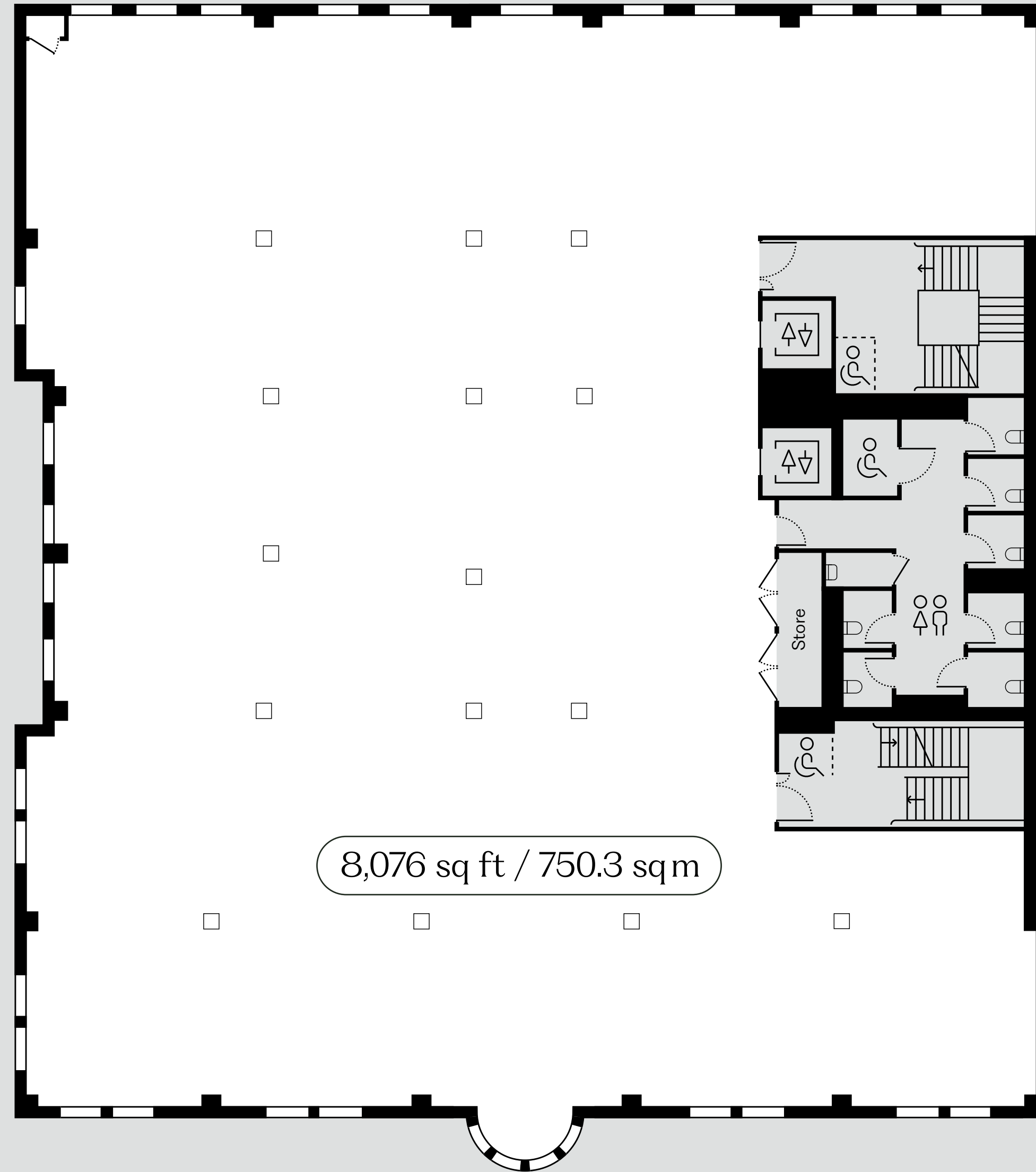
FLOATING HARBOUR







# 2nd floor



Key:

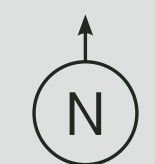
- Office
- Core

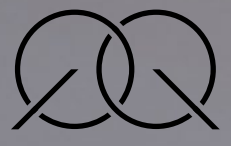
↑ QUEEN SQUARE

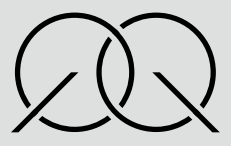


DUAL VISTA

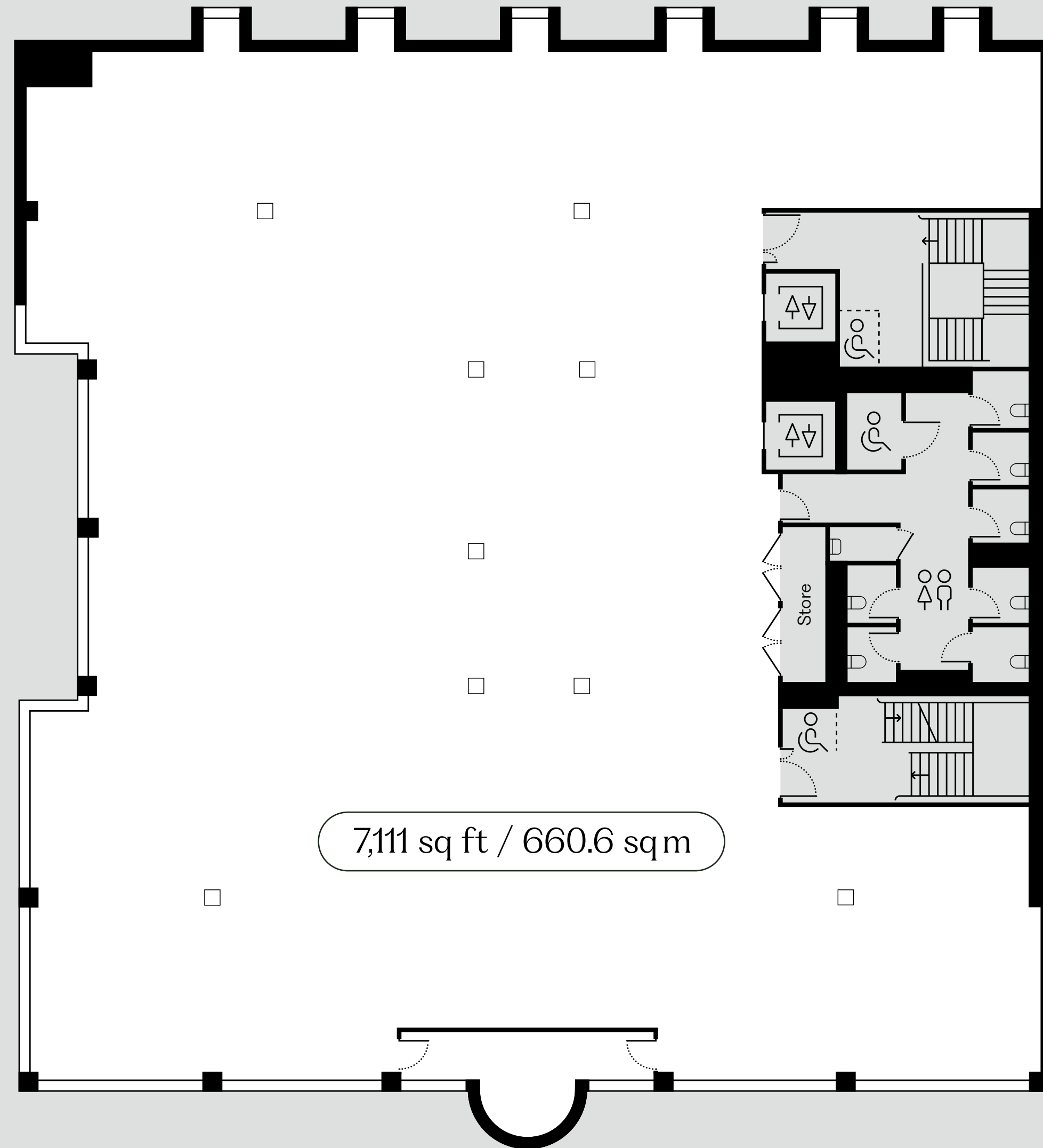
↓ FLOATING HARBOUR







# 3rd floor

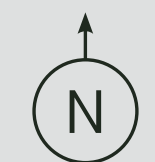


7,111 sq ft / 660.6 sq m

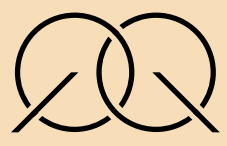
Key:

- Office
- Core

↑ QUEEN SQUARE  
○ DUAL VISTA  
↓ FLOATING HARBOUR



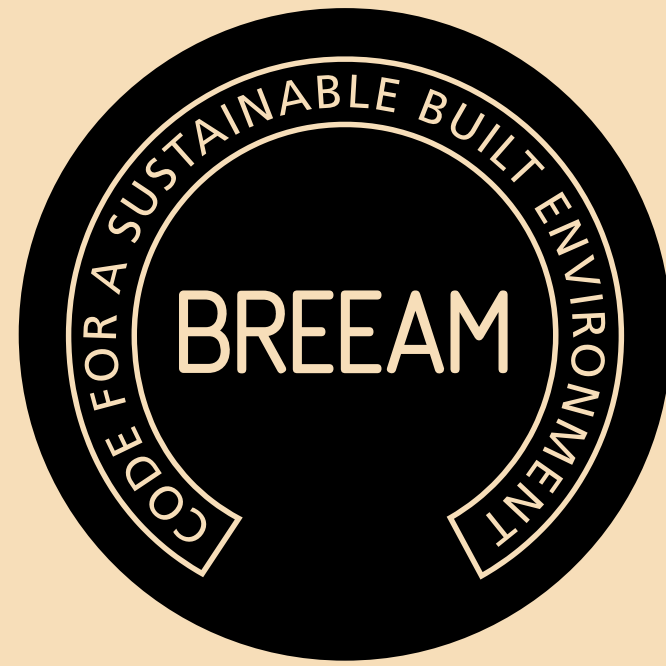




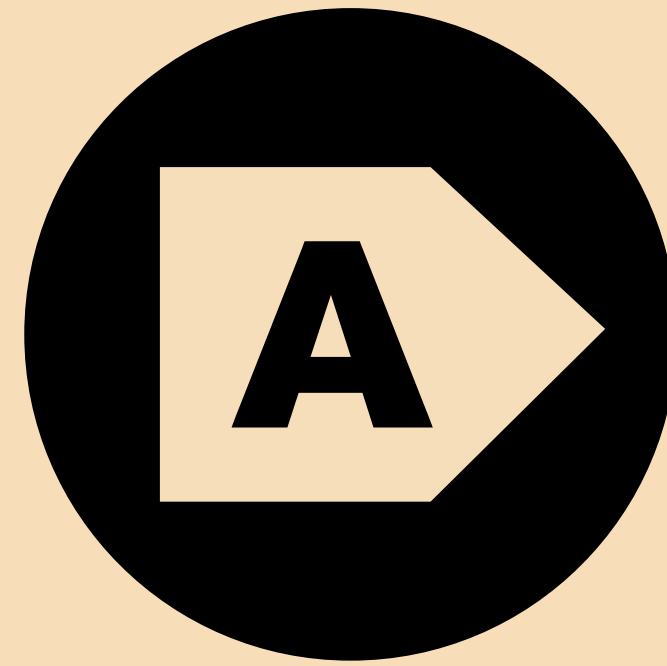
## Sustainability

The repositioning of Queens Quay has incorporated sustainability considerations at all stages. The purpose-built, contemporary office space is of the highest specification, providing an exceptional work environment in a city with the greenest credentials.

BREEAM  
Excellent



EPC A



Active Score  
Platinum

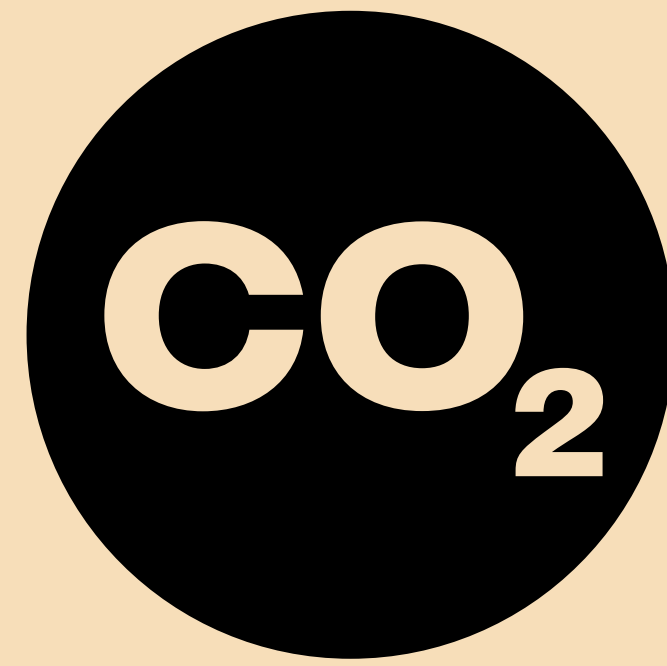


Wired Score  
Platinum



692 tonnes  
CO<sub>2</sub>e saved

Compared to a new build project





# Specification

## Retrofitting vs. new build

In refurbishing Queens Quay, we have saved approximately 160 kg CO<sub>2</sub>e/m<sup>2</sup> or 692 tonnes CO<sub>2</sub>e of carbon and 348 kg CO<sub>2</sub>e/m<sup>2</sup> or 1,506 tonnes CO<sub>2</sub>e of embodied carbon compared to a new build project. This represents a 69% saving when compared with the LETI benchmark for new builds or the equivalent of:

- 82,775 train journeys from Bristol to London
- 24,705 car journeys from Bristol to London
- 4,613 flights from London to Edinburgh
- 2,306,666,667 short emails
- 45,683,545 smartphones charged

## Sustainability features

- Low water-use appliances
- Automatic lighting controls with presence detection
- Excellent cyclist facilities
- State of the art air filtration
- UV treatment for air supply
- Central mechanical ventilation with heat recovery

## Cycling facilities

- 69 cycle spaces
- Scooter storage
- 78 lockers
- Drying room
- Designated male and female changing rooms
- 5 showers in the building

## Car park

9 spaces in a secure basement car park.

## Ceiling heights

2.6m on typical floors.

## Occupancy

The building has been designed to achieve the following standards:

- Means of escape: 1 per 6 sq m
- Occupational density: 1 per 8 sq m

Sanitary provision: Unisex, provision for a density of 1 per 8 sq m

## Lifts

Two 800kg 10-person lifts travelling between the Ground and all office levels.

## Staircase

There are two staircases that serve all floors.

## Lighting

The design of the internal lighting is in accordance with the best practice guidance contained within the following documents:

- CIBSE lighting Guides
- BS EN 12462-1 Light and Lighting of Work Places
- BCO Guide to Lighting — Best Practice for Lighting of Offices
- SLL Lighting Handbook

## Lighting levels at floor level

Entrance: 300 lux  
Offices: 300 lux  
WC/Showers: 150 lux  
Cycle store: 200 lux

The design of the emergency lighting is in accordance with the best practice guidance contained within the documents outlined above.

Emergency lighting is provided to maintain specified illuminance levels for a minimum period of two hours, these are outlined on the following page.



## Safety

### Lightning Protection

Lightning protection is present in the building and all works have been bonded to the system.

### Fire Protection

The basement car park, cycle storage, and scooter storage is provided with sprinkler protection served by a sprinkler main.

### Detection

The building is provided with an L3 category fire alarm system. The buildings fire alarm system complies with BS 5839-1:2017

## Comfort Cooling and Heating

### Tenant Offices

The heating and cooling of the office levels are provided by Hybrid VRF heat pumps, with two systems provided per floor to facilitate a future tenancy split. Heating and cooling is provided to the office space via horizontal ceiling mounted fan coil units and ceiling grilles. Each Hybrid VRF system consists of indoor concealed fan coil units, outdoor unit, interconnecting pipework and associated wiring and controls. The system distributes heating and cooling on the floors using water rather than refrigerant, significantly reducing the system's embodied carbon.

### Landlord Areas

The reception is heated and cooled with a R32 VRF system. Staircores and basement end of journey facilities are heated by wet radiators served by an LTHW heat pump system.

### Ventilation

The building is mechanically ventilated using a roof mounted AHU. The AHU incorporates an internal heat pump and heat recovery to heat and cool the supply air to a neutral supply temperature. Air is supplied on the tenant floors through an underfloor distribution system. Windows on tenant floors are openable

## Ventilation Rates

Offices 12 l/s based on an occupancy of 1 person per 8 sq m  
Toilets and showers 8 l/s per cubicle

## Acoustic Criteria

Mechanical plant is selected to achieve NR38 in the office and reception areas. NR 40 has been achieved for lift lobbies, circulation areas and WCs.

New high performance double glazed windows throughout. Use of acoustic ceiling & wall panelling finishes for acoustic reverberation internally.

## Cold Water Provision

Cold water is provided via a packed booster set / break tank arrangement to allow the minimum pressure requirement for instantaneous hot water.

## Hot Water Provision

Hot water to the showers and landlord WCs is provided by a central storage tank and generated by roof mounted Air Source Heat Pumps.

The toilets are mechanically ventilated with a central extract fan.

An array of photovoltaics is located on the roof to generate power onsite.

## Reception

### Floors

Wall to wall oak herringbone timber flooring.

### Wall finish

Plasterboard painted in matt finish along with bespoke plaster 'inverted scallop' fluting detailed to the rear of the reception wall along with feature fabric wall panels and feature metal panelled walling and alcoves. Coordinating feature skirtings to match wall finishes.

### Ceiling Finishes

Plasterboard painted in white matt finish, with contemporary recess to accommodate large feature fluted vaulted ceiling to reception area. Bespoke plaster 'inverted scallop' fluting detailed ceiling.

### Lighting

Recessed fluted ceilings complemented by highlighted downlights and accent task lighting at the reception desk.

### Fixtures

Large reception area containing bespoke reception desk and informal meeting/working area and soft seating.

## Internal Office Areas

### Floor Finishes

Main workspace areas have raised access floors with minimum 200mm clear void.

### Wall finish

Plasterboard painted white matt finish along with feature fabric wall panels and feature metal details to alcoves.

### Ceiling finish

SAS concealed grid plank. 300x1200mm metal acoustic ceiling tiles with plasterboard margins painted in white matt finish.

### Doors and architraves

Hardwood veneer white-washed pale timber veneer finish, quarter cut with feature metal architraves and frames.

### Skirting

Coordinated feature skirtings to match wall finishes.

### Lighting

Linear lighting coordinated into ceiling with recessed downlights to lifts.

## WC/Shower Finishes

### Floor finish

Porcelain tiles.

### Wall finishes

Combination porcelain tiling, feature wall panels and plasterboard in matt paint finish.

### Ceiling Finish

Plasterboard in white matt emulsion finish.

### Sanitaryware

— Fixed shower head, valve and shower hose in feature metal colour.

— Clear glass shower screen

— WC with automated flush detail in feature metal colour.

— Above wash hand basins have integrated bespoke mirror frames to match feature metal trim detailing.

— Accessories include wall feature colour hand dryer, integrated tap and soap dispenser

### Lighting

Recessed LED Fittings to ceiling

### Ventilation

The toilets are mechanically ventilated with a central extract fan.



For more information,  
or to take a closer look,  
please don't hesitate  
to get in touch.

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Developers



With over 40 years experience  
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