

PROLOGUE  
WORKS

# REFURBISHED CITY CENTRE OFFICES

25 MARSH STREET  
BRISTOL, BS1 4AQ





# WELCOME TO PROLOGUE

A pioneering approach to all-electric, sustainable workplace design and employee wellness with the bicycle at its core.

We have secure parking for 48 cyclists and showers on every floor. This has resulted in us achieving a Cycle Score Gold rating. The building has been designed to:

- Increase light and fresh air for office occupiers.
- Save energy and promote sustainability.
- Encourage employees to cycle, walk or run into work.



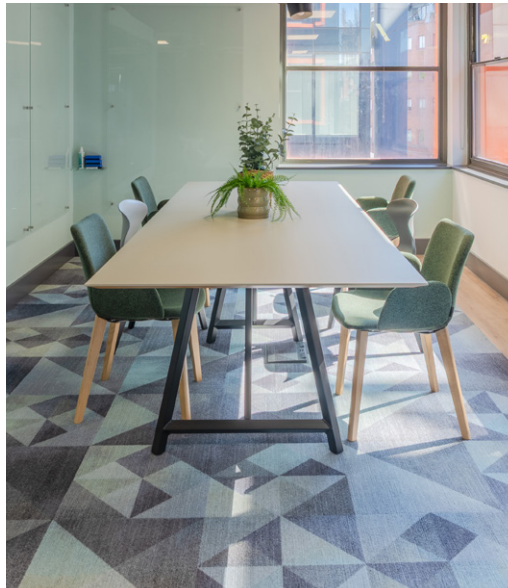




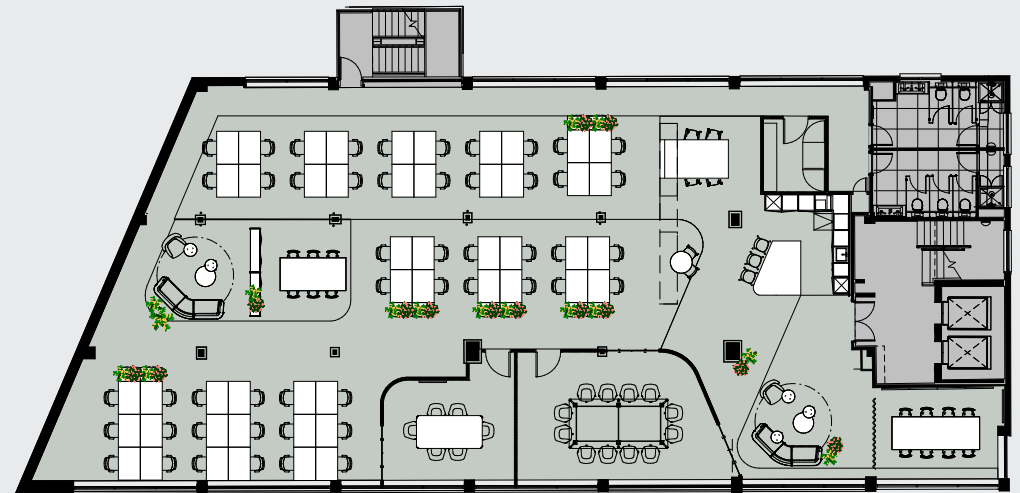
# REMODELLED, REFURBISHED & READY FOR BUSINESS



# FLOOR 4 IS OFFERED ON A FULLY FITTED BASIS



**FLOOR AREA**  
4,440 ft<sup>2</sup> / 412.5 m<sup>2</sup>







**BIOPHILIC DETAILS**



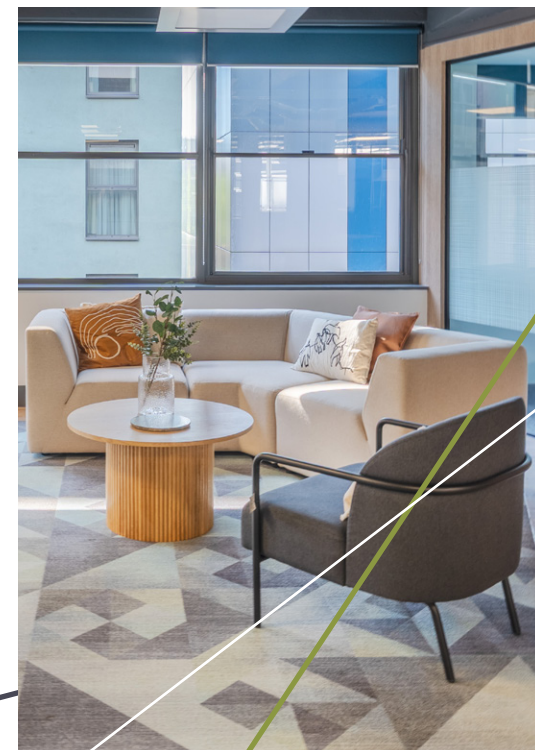
**KITCHEN AREA**



**MEETING ROOMS**



**COLLABORATION SPACES**







**FLOOR**  
(4,390 SQ FT/  
407.8 SQ M)







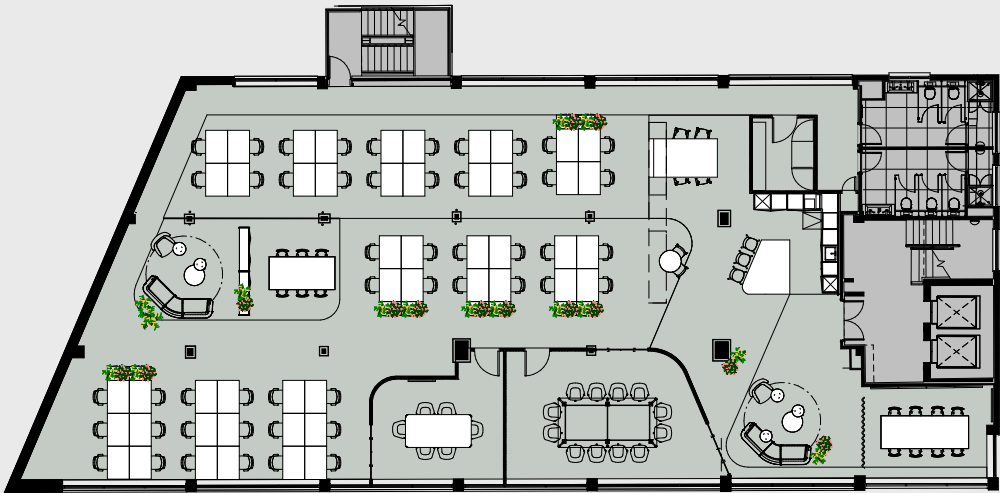
# FLOOR PLANS & ACCOMMODATION



Floor	NIA (sq ft)	NIA (sq m)
5	4,390	407.8
4*	4,440	412.5

\*Floor 4 is offered on a fully fitted basis

TYPICAL FLOOR PLAN  
First to Sixth floor

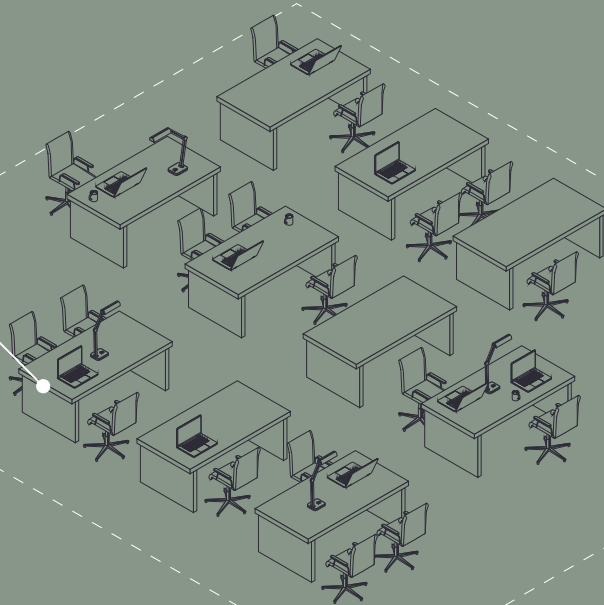


# THE SPACE IN NUMBERS

Typical occupational density

4,400 SQ FT

40 DESK SPACES



48 BIKE SPACES



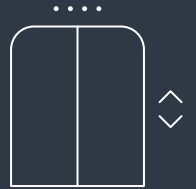
29 CAR SPACES



**1GB**  
Fibre Internet  
For day 1 connectivity



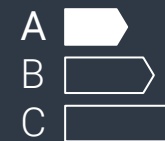
**16**  
Showers



**2**  
New 8-Person  
Lifts



**2**  
EV Chargers



**EPC A**



**Gold**  
Cycling Score  
Award



# FOOD, DRINK & HOTELS

Perfectly placed for all that Bristol has to offer.

Prologue Works is located at 25 Marsh Street off the junction of Colston Avenue, Prince Street and King Street. A one minute walk from both Queen Square and Thunderbolt Square, and five minutes from all the bars and restaurants at Harbourside and King Street.

Positioned just off several of the National Cycle Network routes, the building has excellent cycle connectivity to the wider Bristol area.

Temple Meads station is within a 15 minute walk or 5 minute cycle.



## SOME OF OUR FAVOURITE PLACES TO RELAX AND UNWIND...

### FOOD & DRINK

- 1 Asado
- 2 Chilli Daddy
- 3 Full Court Press
- 4 Golden Guinea
- 5 King Street
- 6 Pizzarova
- 7 Saint Nicholas Market
- 8 Smallbar
- 9 Three Tuns
- 10 Tuk Tuck
- 11 Wapping Wharf Cargo

### CULTURE

- 12 Arnolfini
- 13 Bristol Old Vic
- 14 Colston Hall
- 15 Spike Island

### BIKE SHOPS

- 16 Forever Pedalling
- 17 Mud Dock Cycleworks

### HOTELS

- 18 Radisson Blu Hotel

### BRISTOL TO LONDON:

- 1h 40min
- 2h 20min

### BRISTOL TO MANCHESTER:

- 3h
- 3h 30min

### BRISTOL TO BRISTOL AIRPORT:

- 25min



## FLOORS

SAMSUNG VRF AIR  
CONDITIONING SYSTEM

LED LIGHTING TECHNOLOGY  
WITH HIGH EFFICIENCY

ENERGY METERING TO  
THE OFFICE FLOOR

3 FEMALE WCS

2 MALE WCS

MALE AND FEMALE  
ELECTRIC SHOWERS



## PARKING & ACCESS

29 CAR SPACES

2 ELECTRIC CAR CHARGING  
SPACES & CHARGING POINTS

4 MOTORBIKE SPACES

CONTROLLED ACCESS GATE  
WITH DEDICATED CYCLIST/  
PEDESTRIAN ACCESS

CCTV COVERAGE



## CONNECTIVITY

1GB FIBRE INTERNET SUPPLY  
PRE-INSTALLED PER FLOOR

PLUG AND PLAY FUNCTIONALITY  
SUPPLIED BY CITYFIBRE /  
TRIANGLE NETWORKS

CONCIERGE RECEPTION SERVICE:  
MONDAY TO FRIDAY 07:45 - 17:45

ENTRANCE DDA  
PLATFORM LIFT

NEW 2 X 8-PERSON  
PASSENGER LIFTS (630KG)



## CYCLE HUB

ENCLOSED SECURE HUB  
WITH FULL CCTV COVERAGE

SLOW CLOSE CYCLIST-  
FRIENDLY DOOR

44 CYCLE SPACES  
FOR ANY BIKE TYPE

4 E-BIKE SPACES WITH CHARGING

48 AIR DRYING COMMUTE  
KIT LOCKERS

BIKE REPAIR STATION & AIR PUMP

CYCLING SCORE GOLD AWARD







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