



LANDMARK OFFICES TO LET



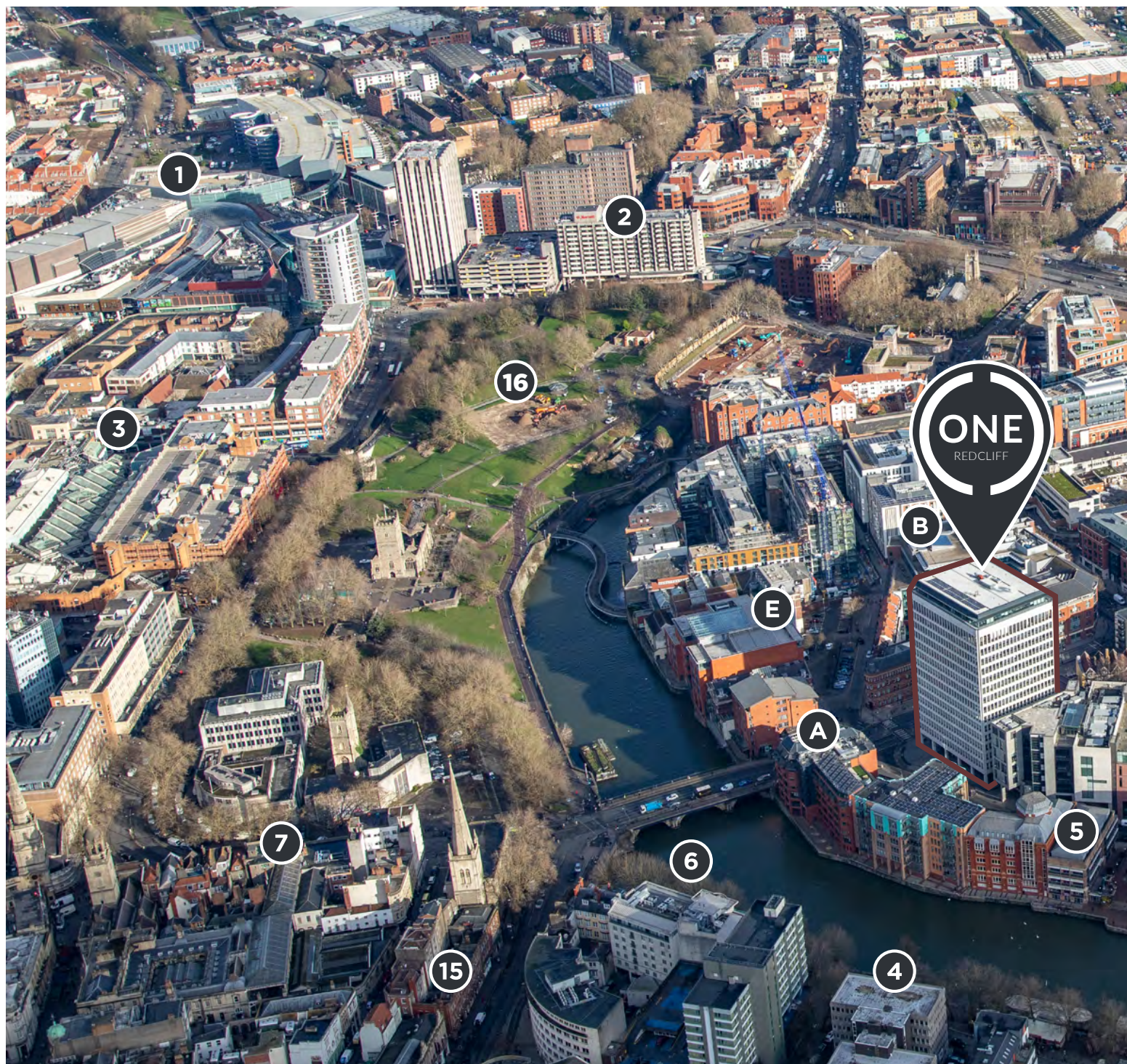


ONE for profile

One Redcliff is one of Bristol's most prominent office buildings located at the junction of Redcliff Street and Victoria Street close to Bristol Bridge.

The offices are arranged over ground and 14 upper floors. It has been substantially refurbished to create an outstanding office building that towers above the competition.



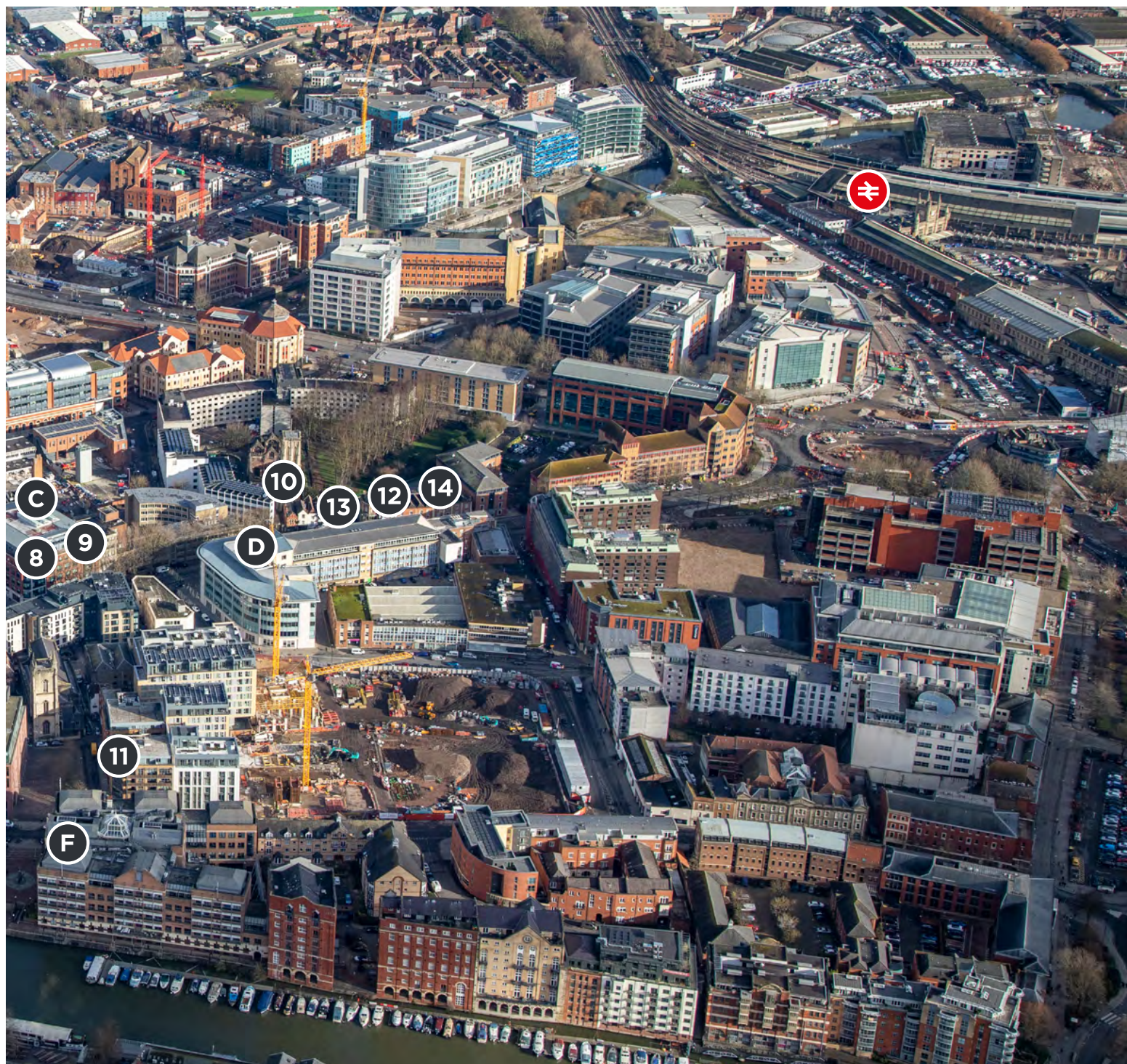


ONE for convenience

Situated on one of the main arterial routes through the heart of Bristol's central business district, One Redcliff offers easy access to the city, inner ring road and motorway network beyond.

Local amenities include many bars, restaurants and coffee houses, together with shopping at Cabot Circus. The office is approximately 250 metres from Castle Park.

Temple Meads mainline railway station is within a 10 minute walk, providing regular train services to London with journey time of approximately 1 hour 45 minutes.



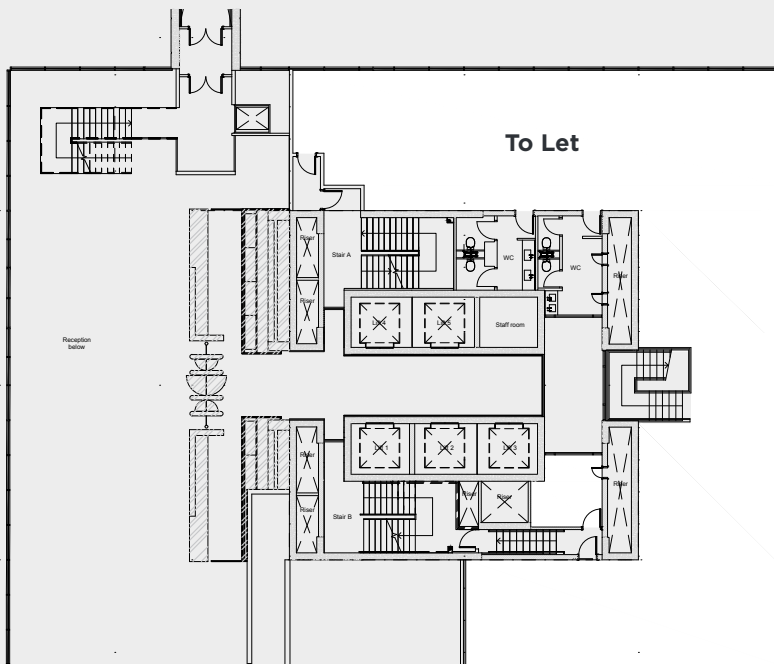
Local Occupiers

- A. MAPFRE
- B. Barclays
- C. EY
- D. RSM
- E. Clarke Willmott Solicitors
- F. HSBC

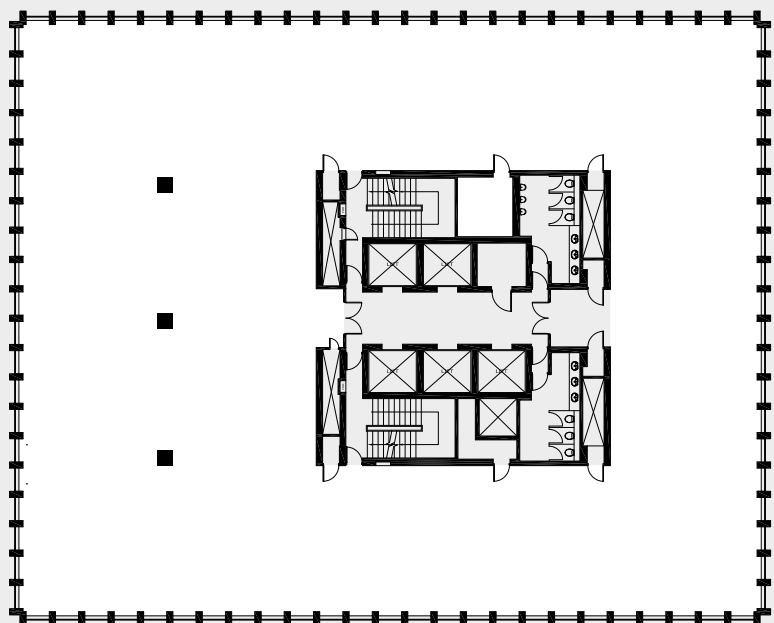
 Temple Meads Railway Station

Amenities

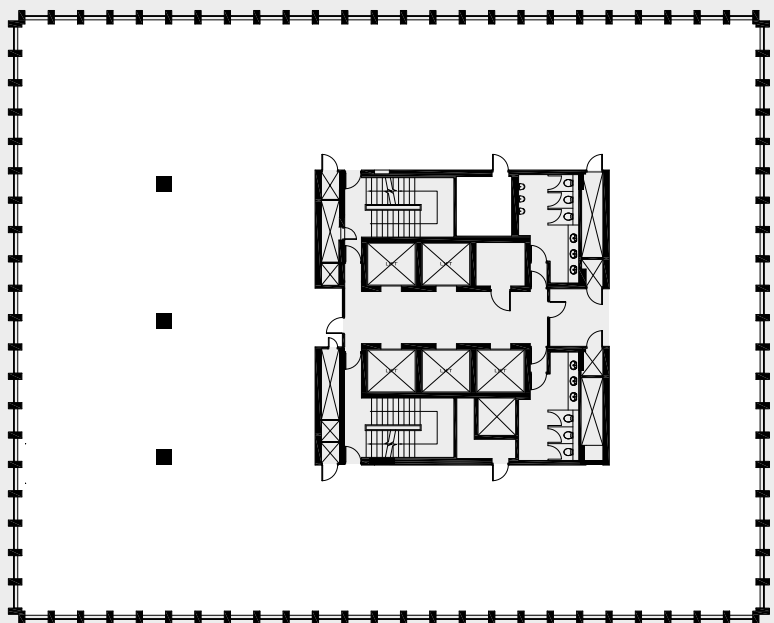
- | | |
|---------------------------|------------------------------|
| 1. Cabot Circus | 9. Tesco Express |
| 2. Bristol Marriott Hotel | 10. Temple News (Costcutter) |
| 3. The Galleries | 11. Caffè Oro |
| 4. Aqua Italia | 12. Daily Bite |
| 5. Totos By The River | 13. Victoria Dry Cleaners |
| 6. The Glassboat | 14. Escape Salon |
| 7. St Nicholas Market | 15. The Old Fish Market Pub |
| 8. Pret A Manger | 16. Castle Park |



Mezzanine



5th Floor



9th Floor



ONE for flexibility

The simple layout of the floors offer high quality open plan accommodation around a central core, providing flexibility from 2,500 sq ft to over 10,000 sq ft per floor.

Availability:

	sq ft	car spaces
Mezzanine	3,034	2
5th Floor	10,400	4
9th Floor	10,400	4
Total	23,834	10

Measured on a Net Internal Area basis



ONE for quality

The extensive refurbishment has created exceptional office accommodation:

OCCUPATIONAL DESIGN CRITERIA

⚙ BUILDING SERVICES

Ventilation designed at 1:8m² occupational density.

Heating and cooling designed at 1:10m² occupational density.

← MEANS OF ESCAPE

1 Redcliff is designed for 1:6m² for means of escape.

✓ SANITARY ACCOMMODATION

Exceeds BCO requirements.

🚗 PARKING SPACES

106 spaces – car parking (allocated).

140 spaces – cycle (not allocated).

Accessible car parking available.

🚿 SHOWER AND LOCKER PROVISION IN BASEMENT

Purpose built dedicated male and female shower and changing room facilities.

♂ MALE

8 showers, 41 lockers.

♀ FEMALE

6 showers, 28 lockers.

Accessible WC, shower and changing.

RECEPTION & MAIN ENTRANCE

↑ ENTRANCE

3 revolving doors with 3 pass doors.

Direct access from parking, Victoria Street and Redcliff Street.

↑ CEILING

Reception has a double height volume.

↓ FLOORS

Natural finish porcelain floor tiles.

↕ PASSENGER LIFT

Swipe pad lift call with destination control.

5 x 20 person 1500kg load lifts serving basement – level 14.

Acceleration rate of 1.2m/s.

Operating speed of 3m/s.

Maximum floor to floor time 9.5 seconds.

TOILET ACCOMMODATION

↓ FLOORS

Natural finish porcelain floor and wall tiles.

🚻 SUPER LOOS

Dedicated male and female WCs on each floor lobby.

4 cubicles and whb for males.

4 cubicles and whb for females.

Full height laminate cubicles.

Dedicated accessible WC per lobby.

OFFICE ACCOMMODATION

↕ FLOOR TO CEILING HEIGHT

Up to 2.6m from top of floor tile to underside of ceiling tile.

↑ CEILING

Suspended 600mm x 600mm acoustic metal ceiling tiles and grid.

↑ RAISED FLOOR

Metal tile raised access floor panels providing service voids averaging 150mm.

💡 LIGHTING

Combination of 600 x 600mm recessed LED luminaries and LED downlighters.

🔌 LIGHTING CONTROLS

Fully addressable DALI lighting control system. The system is flexible to allow for future changes to office layouts. PIR and daylight dimming control provided.



WINDOWS

Excellent natural daylight with secondary glazing to improve comfort and acoustics.

CARPET

New carpet in neutral tone and white painted skirting.

FLOOR PLATES

Regular open plan, highly efficient divisible floors.

ENTRANCE DOORS

Glazed doors onto floorplate with wireways for each tenant to add swipe card entry.

INTERNAL DOORS

Grey laminate faced doors to office space.
Satin stainless steel ironmongery.

STRUCTURAL DESIGN CRITERIA

FLOOR LOADINGS

The building is a mix of steel and reinforced concrete frame. The following loads have been used in the calculations.

Floor finishes, ceilings, service	1.44N/m ²
Partitioning	1.0N/m ²
Live loads	2.5N/m ²

SERVICES DESIGN CRITERIA

BUILDING MANAGEMENT SYSTEM

BMS system for monitoring and control.

ELECTRICAL INSTALLATIONS.

2 x 125A tenant DB.
1 x 125A landlord DB.
48kVA to each floor.

TEMPERATURE

Internal temperature for open plan office
21°C (winter) 22°C (summer)(+/- 2°C).

VENTILATION SYSTEMS

VRF System. Office (fresh air): Fresh air supply to office areas 12 litres/sec/person.

LIGHTING LEVELS

Offices: 400 lux maintained luminance at working plane.

EMERGENCY LIGHTING

Emergency lighting provided in accordance with BSEN1838 and BS5266.

FIRE DETECTION AND ALARM

Fire and detection alarm system providing a category L2 system.
Disabled refuge emergency voice communication system provided.
Disabled WC alarm system provided.

SUSTAINABILITY

ENERGY MANAGEMENT SYSTEM

Many energy efficient measures including high efficiency fan coil units, LED lighting and control systems and secondary glazing. PV installed on roof.

SECURITY

Card operated speed gates from ground floor reception to lift lobby. Building alarm and CCTV. 24 hour security.

EPC

EPC Grade C rating.

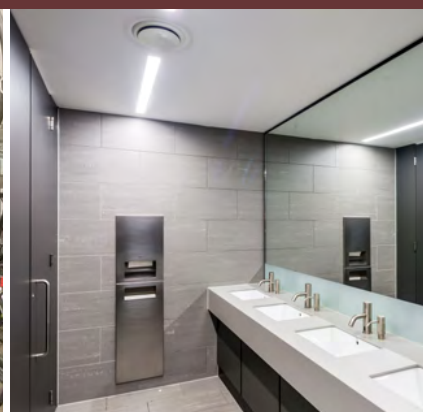
CONCIERGE SERVICE

Dedicated hospitality trained concierge team.

ACCESSIBILITY

DDA compliant, giving disabled people important rights of access.

Floors may vary in specification.





ONE for prestige

Tenure

The accommodation is available by way of standard institutional lease for a term of years to be agreed.

Terms

On Application.

Contact

For further information contact the joint sole agents:



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