



Programme

BRISTOL BS1 2LZ

Programme

The full redevelopment of this iconic modernist building creates 42,000 sq ft of open-plan workspaces, reflecting the needs of today's work environment.

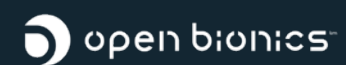


Programme

BIG IDEAS START HERE

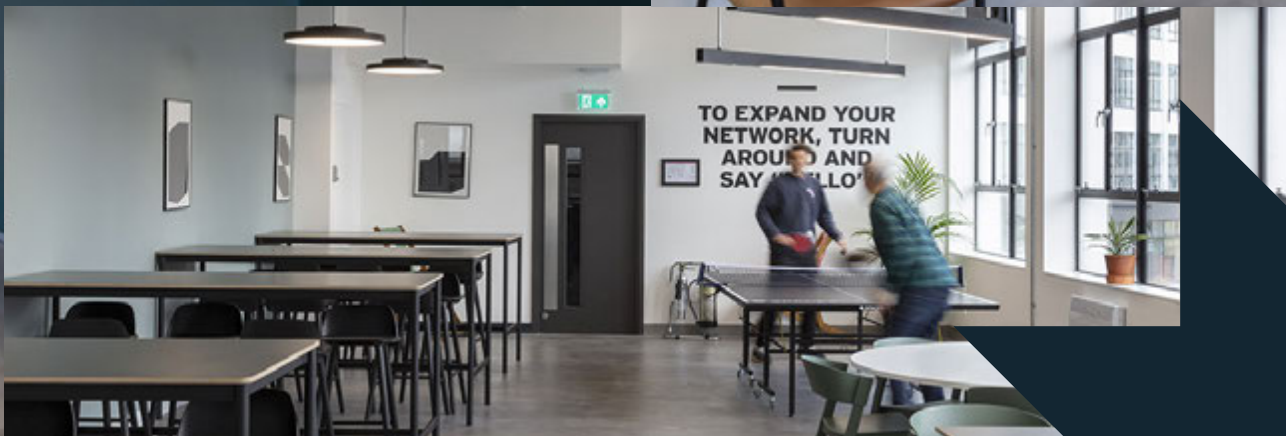
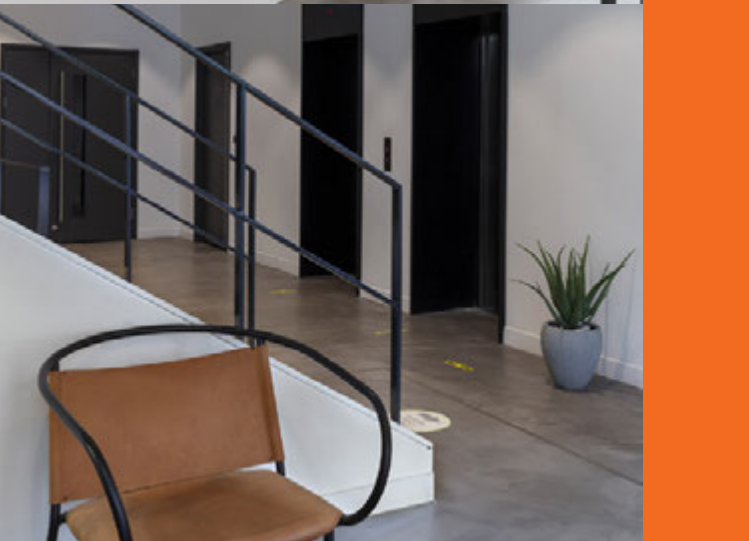
Mixing innovation, business and media, Programme establishes a facility for culture and commerce in the heart of Bristol.

JOIN OUR GROWING BUSINESS COMMUNITY





OPEN PLAN RECEPTION



Programme features a re-imagined reception and coffee shop environment at podium level and incorporates retail units and a secure cycle hub at street level. Outside, the area adjacent to the main reception features an exciting landscaped recreation space for occupiers. Programme provides office space across eight floors, with typical floor plates of around 16,500 sqft.

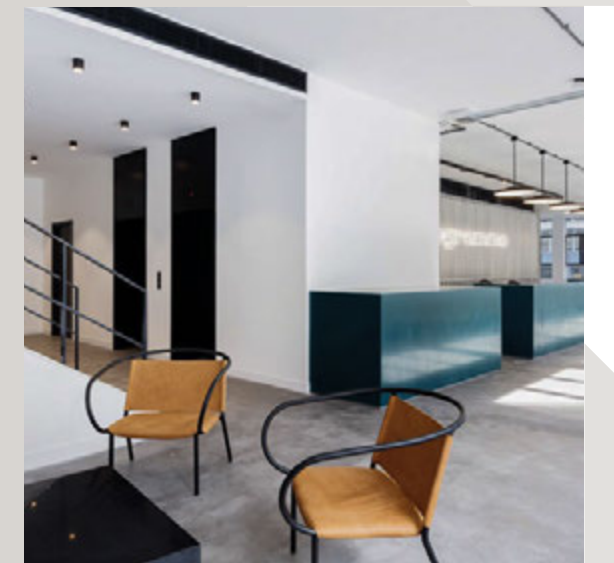
A UNIQUE BLEND



OFFICES
COFFEE SHOP
RETAIL



- Exposed services finish
- LED lighting
- New double glazed windows
- New heating and cooling
- 2.82m to 3.81m floor to soffit height
- Dual cores for maximum flexibility
- 4 refurbished passenger lifts
- New WCs
- Cycle hub and repair station
- 232 secure cycle spaces (with space for 372)
- 10 highly specified showers
- 116 lockers
- Walk in dedicated drying room
- 85 car parking spaces
- Communal garden
- Communal café facility



HIGH SPECIFICATION Programme

ENVIRONMENTAL



CARBON SAVING THROUGH REPURPOSING AN EXISTING BUILDING



EPC B ON REFURBISHED OFFICE ACCOMMODATION



LED LIGHTING



NEW AIR CONDITIONING*



NEW DOUBLE-GLAZED WINDOWS



OPENABLE WINDOWS PROVIDING NATURAL FRESH AIR

SOCIAL



COMMUNAL GARDEN



COMMUNAL CAFÉ



MIXED-USE SCHEME ENHANCING AMENITIES



EDUCATIONAL USES



RE-ACTIVATING A HISTORIC BUILDING IN THE CENTRE OF BRISTOL



CYCLE HUB AND REPAIR STATION



232 SECURE CYCLE SPACES



10 HIGHLY SPECIFIED SHOWERS



116 LOCKERS

CORPORATE GOVERNANCE



FLEXIBLE FLOOR SPACE ARRANGEMENT FOR OCCUPIERS' NEEDS



BUILDING OPERATIONAL SYSTEMS



DEDICATED ON-SITE MANAGEMENT AND RECEPTIONIST

*Air conditioning on 3rd to 8th floors only

ESG





Programme

BS1 2LZ



ART



A STONE'S THROW

BRISTOL

RICH CULTURE, COMMUNITY SPIRIT, OPEN-MINDEDNESS.

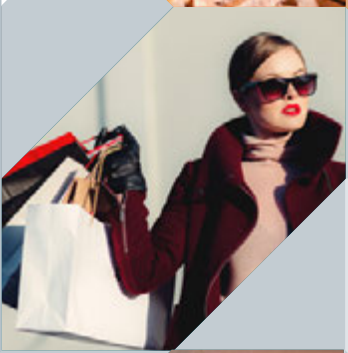
Named as the UK's leading smart city, Bristol's creative, tech and engineering skills base has created fertile ground for a wealth of startups.

The 2021 Tech Nation Report ranked Bristol as the 3rd best location for tech firms to reside and is often referred to as the Silicon Gorge.

University of Bristol and UWE sees graduates making up an above-average 46% of the city's working-age population.



CABOT CIRCUS



STREET FOOD



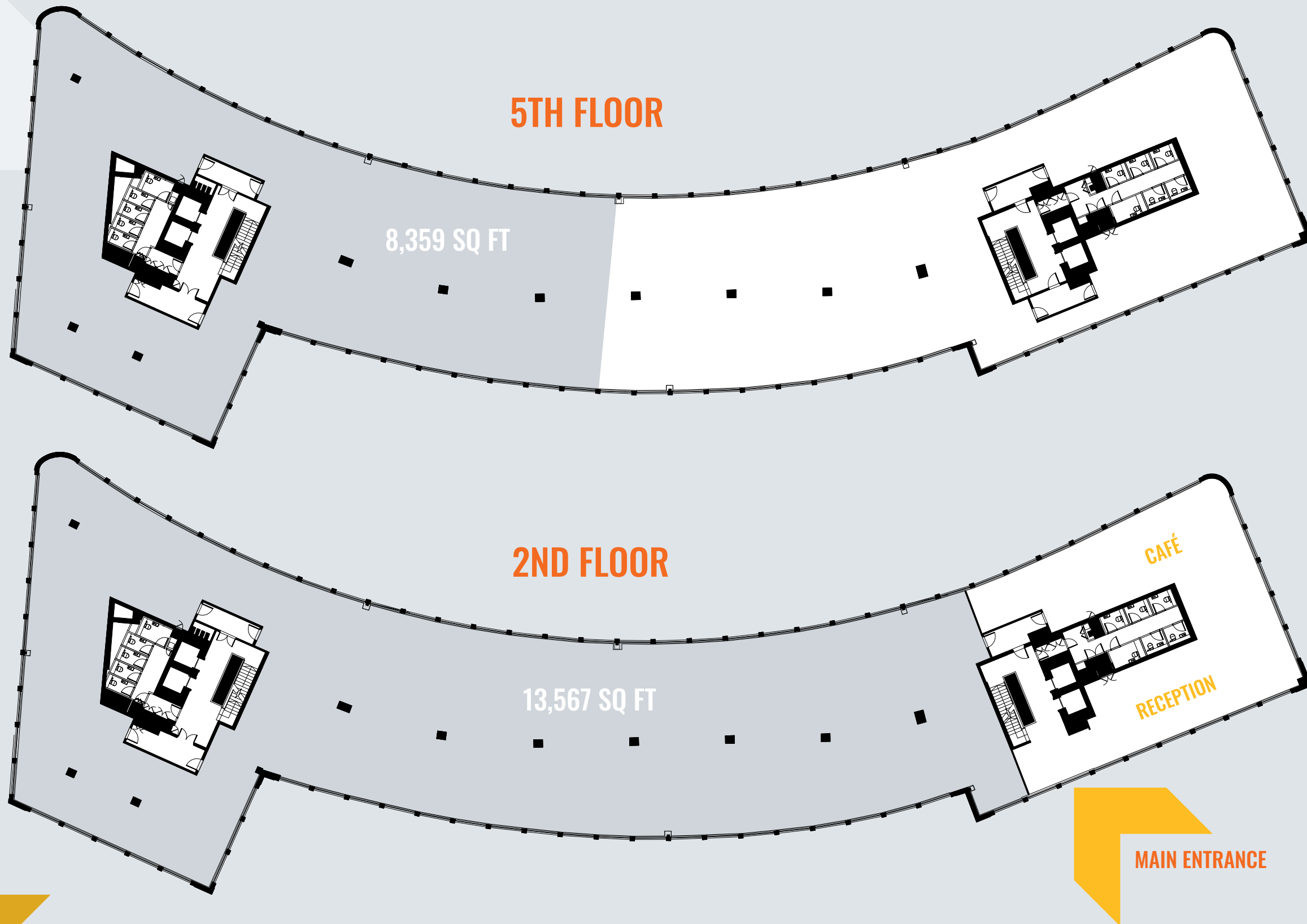
Programme is located in the heart of the city centre, close to the historic old city and nearby local amenities. Adjacent to one of Bristol's largest collections of retail and leisure facilities, The Mall Galleries and Cabot Circus.

SPACES. Get the flexible work space you need or hire an impressive meeting area.

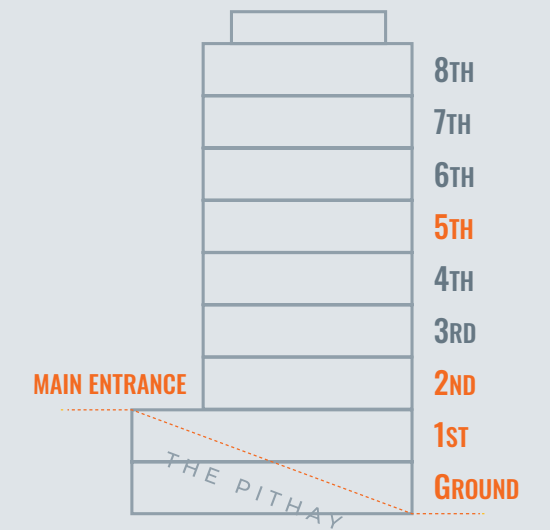


CASTLE PARK





AVAILABILITY



FLOOR	SQ FT	SQM
5TH WEST	8,359 sq ft	777 sqm
2ND CENTRE	13,567 sq ft	1,260 sqm
1ST EAST	10,240 sq ft	951 sqm
GROUND EAST	9,988 sq ft	928 sqm
TOTAL	42,154 sq ft	3,916 sqm
PARKING RATIO 1:2000 SQ FT		
Air conditioning on 3rd to 8th floors only		





programmebristol.co.uk

For further information or to arrange a viewing,
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RESOLUTION
PROPERTY

IMPORTANT NOTICE: These particulars are intended only as a guide and must not be relied upon as a statement of fact. They are not intended to constitute any part of an offer or contract and all plans, floor area and diagrams should be treated strictly for guidance only and are not to scale. Designed and produced by Sprague Gibbons Ltd | 0117 956 6777. June 2023.