

## Welcome to Crescent, Bristol's most radical revival and transformation.

An existing building reimagined into an inspiring new work destination. Filled with light, open spaces and communal areas, Crescent is a unique workplace with community and sustainability at its heart.

117,930 SQ FT REDEVELOPED OFFICE DESTINATION.
ARRIVING Q3 2024.















# Wellbeing. Rebalanced.

Discover a healthier way to work. From beautiful green spaces to inspiring rooftop terraces,
Crescent is designed to restore your balance,
revive your spirits and help your workforce stay
healthy, happy and productive.

- 19,400 sq ft of wellbeing, amenity space and private garden....
- Including 3 terraces totalling 3,175 sq ft.
- Biophilic spaces and award winning design.
- Striking views overlooking Crescent's private garden and Temple Gardens public park.

AMENITIES



Bike to work in the morning. Hit our organic café for a lunchtime lift. De-stress after work with a fitness class. Head home happy.

## 9 to 5. Reworked.

Crescent comes with all the amenities you need to live a well-balanced life. In partnership with a local operator, the landlord delivered programme will include:

- HIT and strength classes
- Meditation workshops
- PT sessions
- Diet and nutrition talks



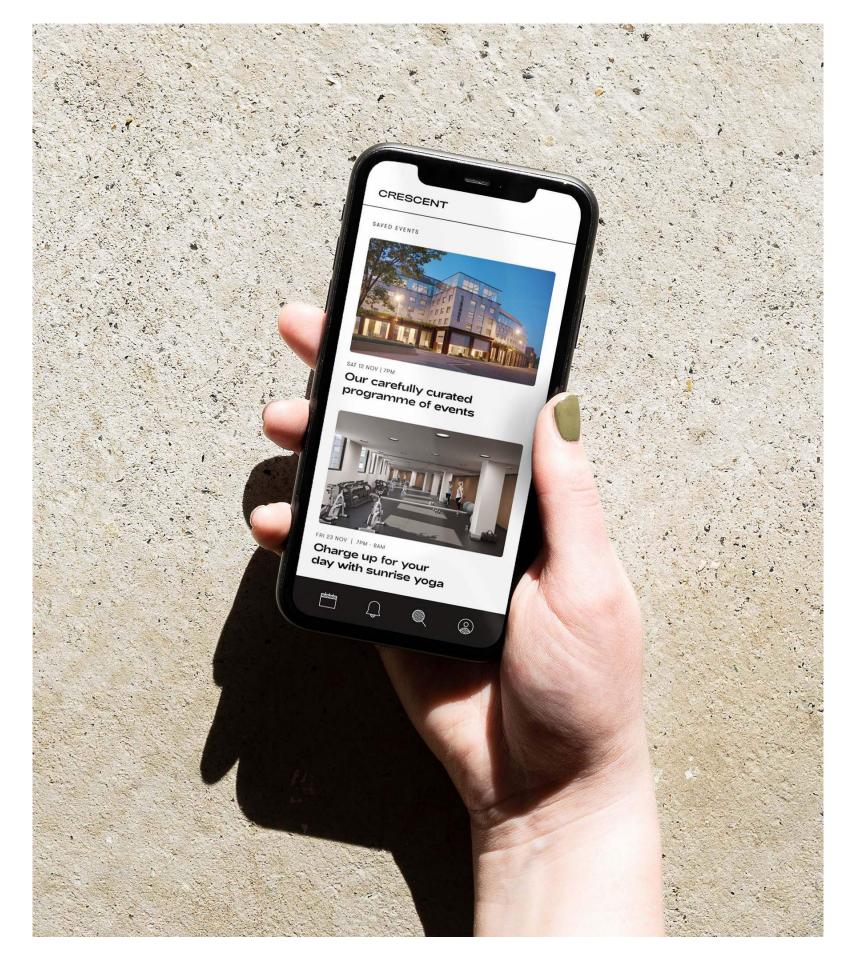
## Unlock your building.

Our dedicated Crescent Life Team will curate and deliver a programme of events and services which can be accessed through our community app. The Life by CEG app will enable you to unlock everything the building has to offer at the touch of a button.

- Booking yoga, fitness & PT classes
- Cycle hire, scooter hire and cycle servicing
- Ordering coffee and smoothies
- Meeting rooms and event space hire
- Connect with your neighbours in the building



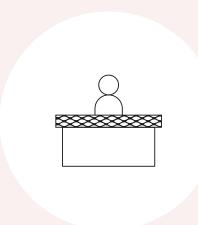




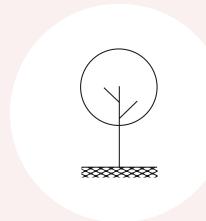
# Amenities summary



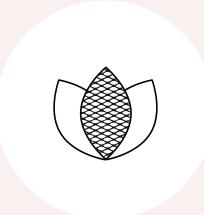
19,400 sq ft of wellbeing, amenity space and private garden



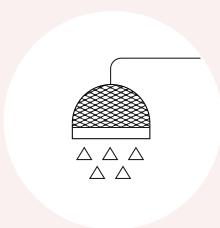
Large open plan reception and collaboration space



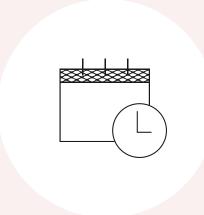
Unique private garden with access to Temple Gardens



808 sq ft gym and wellness studio



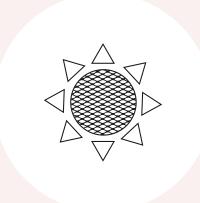
Showers and changing facilities



Events programme run by CEG Life app



164 cycle spaces and 180 lockers



3 demised landscaped terraces totalling 3,175 sq ft

AMENITIES CRESCENT



# Step outside. Feel inspired.

We've turned our outdoor areas into beautiful landscaped gardens and rooftop terraces. Take in the spectacular green views and enjoy a feeling of space and freedom.

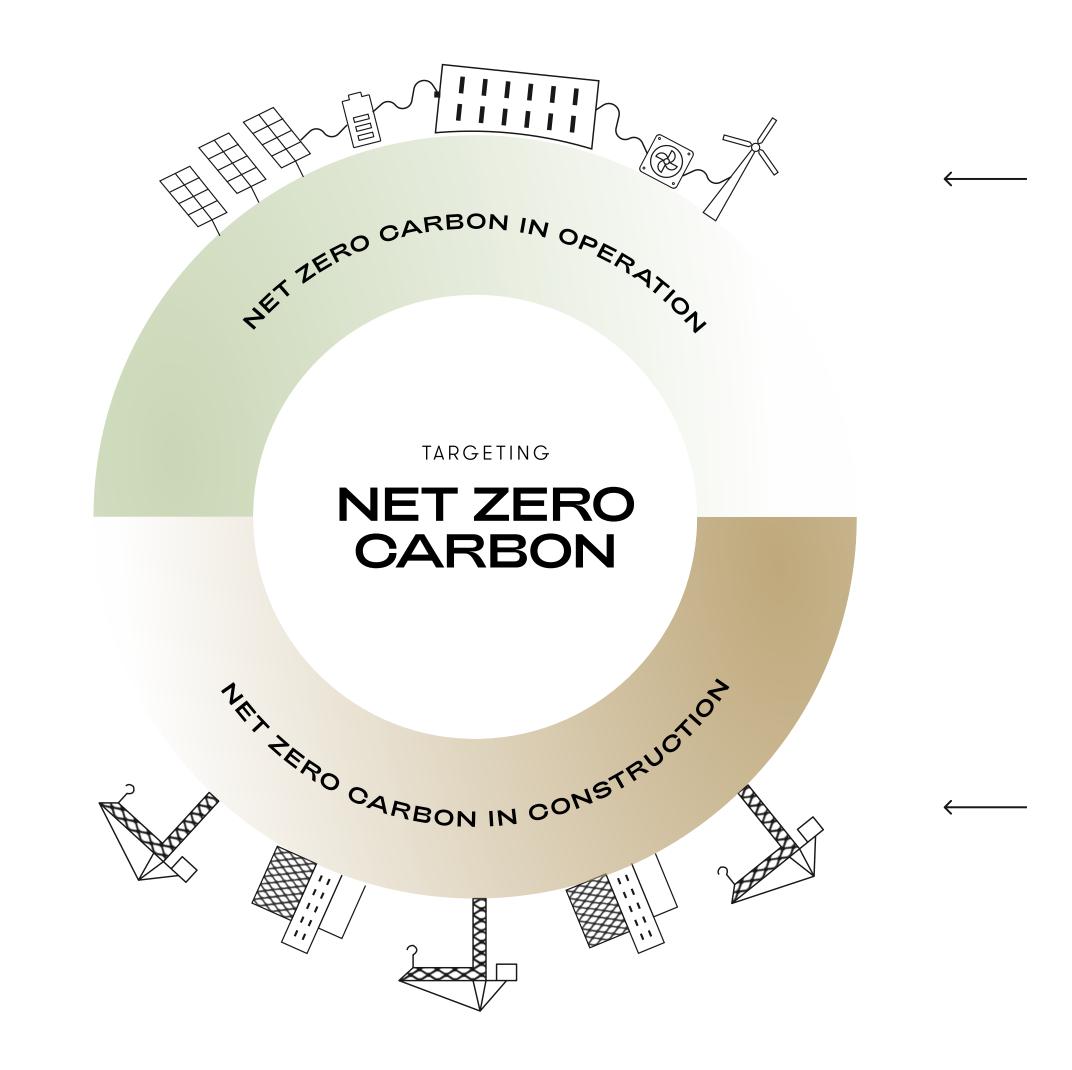




## Sustainability. Built-in.

This pioneering project has made carbon savings at every stage.
Keeping everything that works, improving everything that can be revived and only replacing where absolutely necessary.

Utilising the existing frame structure, Crescent will save an estimated 3,200 tons of carbon (CO2e) that would be otherwise be released into the atmosphere.



## **Net Zero Carbon in Operation**

Crescent is targeting net zero in operation in accordance with the UK Green Building Council (UKGBC) framework approach. Supporting tenants achieve their net zero targets.

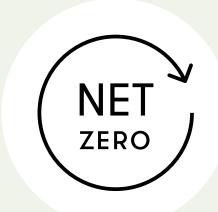
## **Net Zero Carbon in Construction**

This process starts by minimising the carbon emissions during the redevelopment through the use of existing structure, choosing lower carbon where possible and engaging the supply chain. At the end of the redevelopment the total carbon emission are calculated and offset.

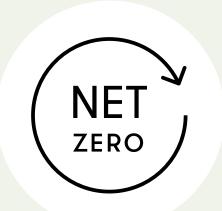
SUSTAINABILITY

## 

Crescent's revival has been centered around health, wellbeing and sustainability. Alongside the building's Net Zero Carbon performance and carbon saving through design, Crescent is transforming the workplace into a place where employee health and wellbeing can thrive.



TARGETING
NET ZERO CARBON
IN OPERATION



TARGETING
NET ZERO CARBON
IN CONSTRUCTION



3,400 TONNES
OF EMBODIED
CARBON SAVING



BREEAM **EXCELLENT** 



TARGETING
CYCLESCORE
PLATINUM



EPC A



OFFICE ACCOMMODATION

# Schedule of areas

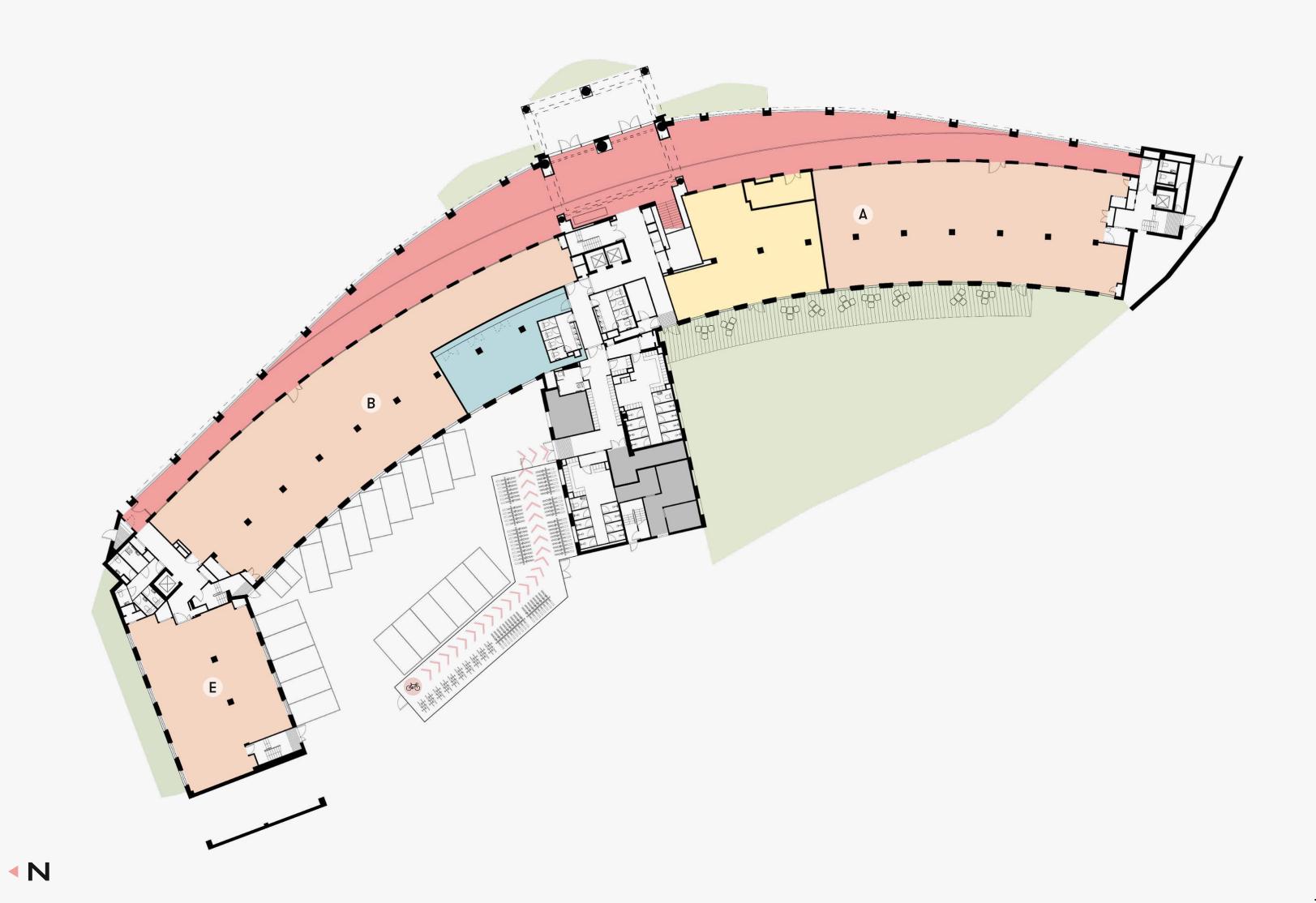
FLOOR	SQ FT	AMENITY	TERRACES + GARDEN (SQ FT)
Fifth Floor	16,828	-	1,542
Fourth Floor	18,194	-	
Third Floor	18,350	-	
Second Floor	18,358	-	1,633
First Floor	15,824	-	
Ground Floor	10,994	-	
Reception & collaboration area	-	5,730	
Café	-	1,813	
Fitness studio	-	808	
Garden	-	-	7,880
TOTAL *	98,521	8,351	11,055

<sup>\*</sup>measurements are NIA



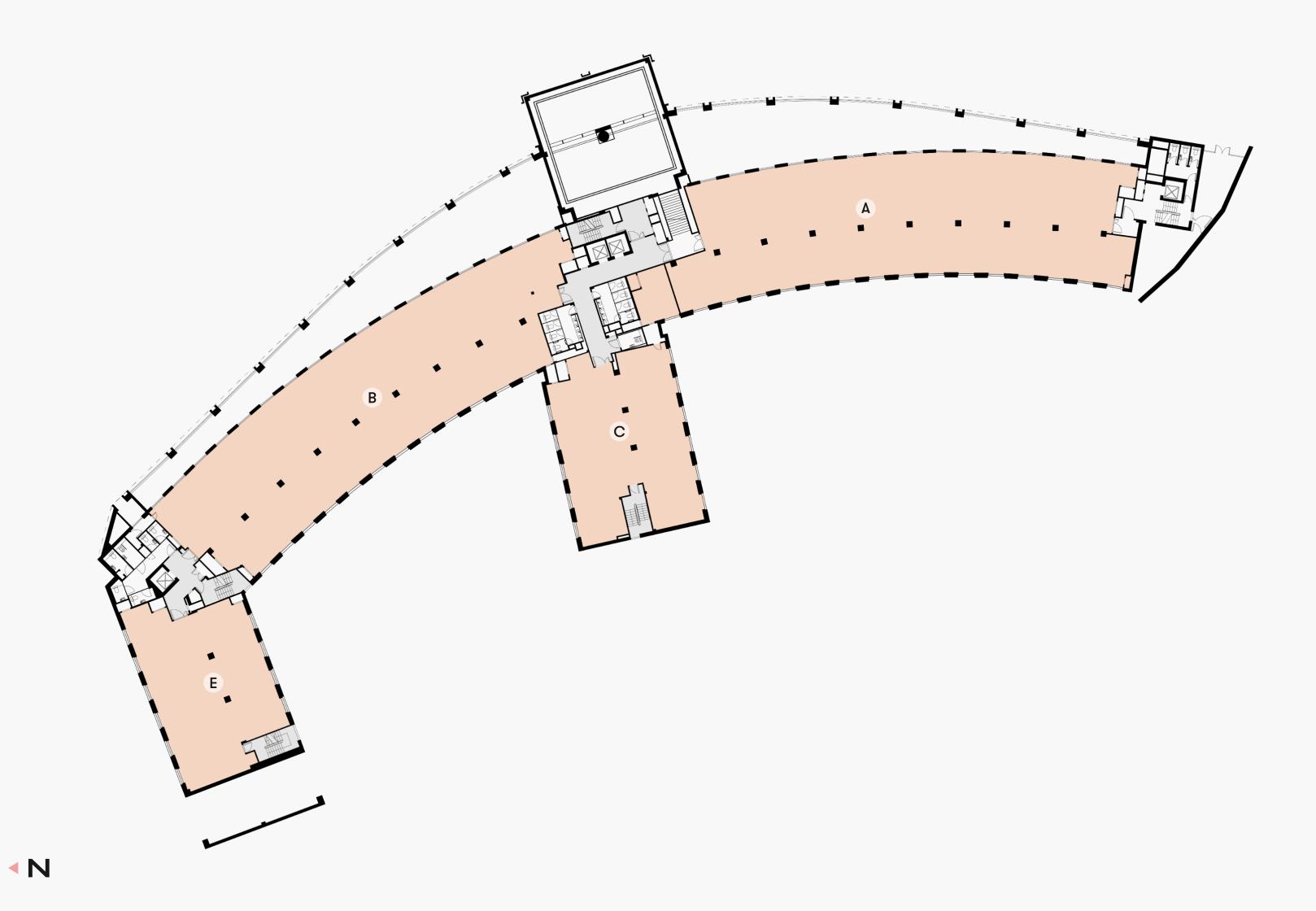
## Ground floor

	OFFICE	10,994 SQ FT
	Block A	3,956 sq ft
	Block B	4,935 sq ft
	Block E	2,103 sq ft
	TERRACE & GARDENS	7,880 SQ FT
	RECEPTION & COLLABORATION AREA	5,730 SQ FT
	CAFÉ	1,813 SQ FT
•	FITNESS STUDIO	808 SQ FT



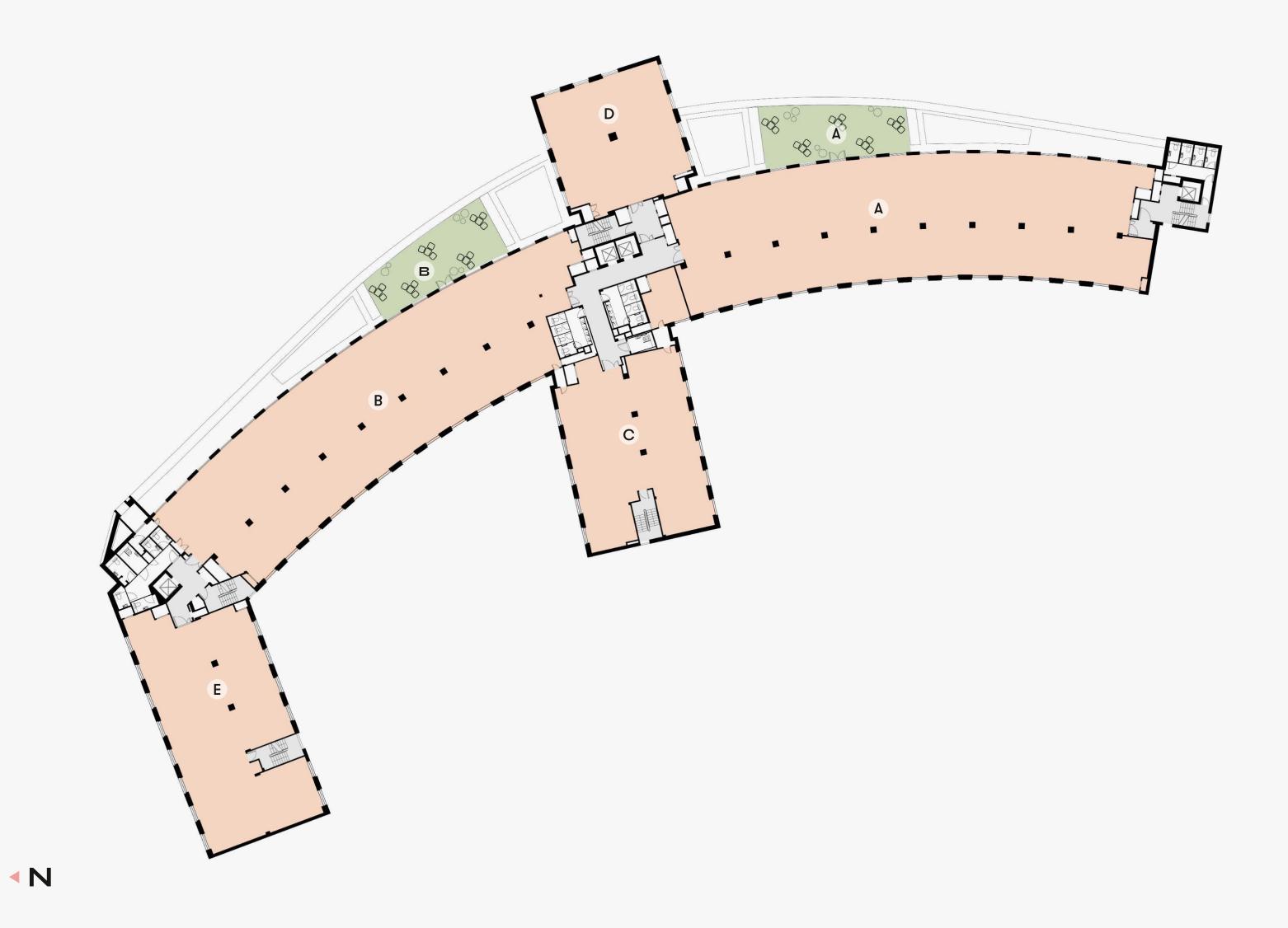
## First floor

OFFICE	15,824 SQ FT
Block A	5,864 sq ft
Block B	5,647 sq ft
Block C	2,243 sq ft
Block E	2,070 sq ft



## Second floor

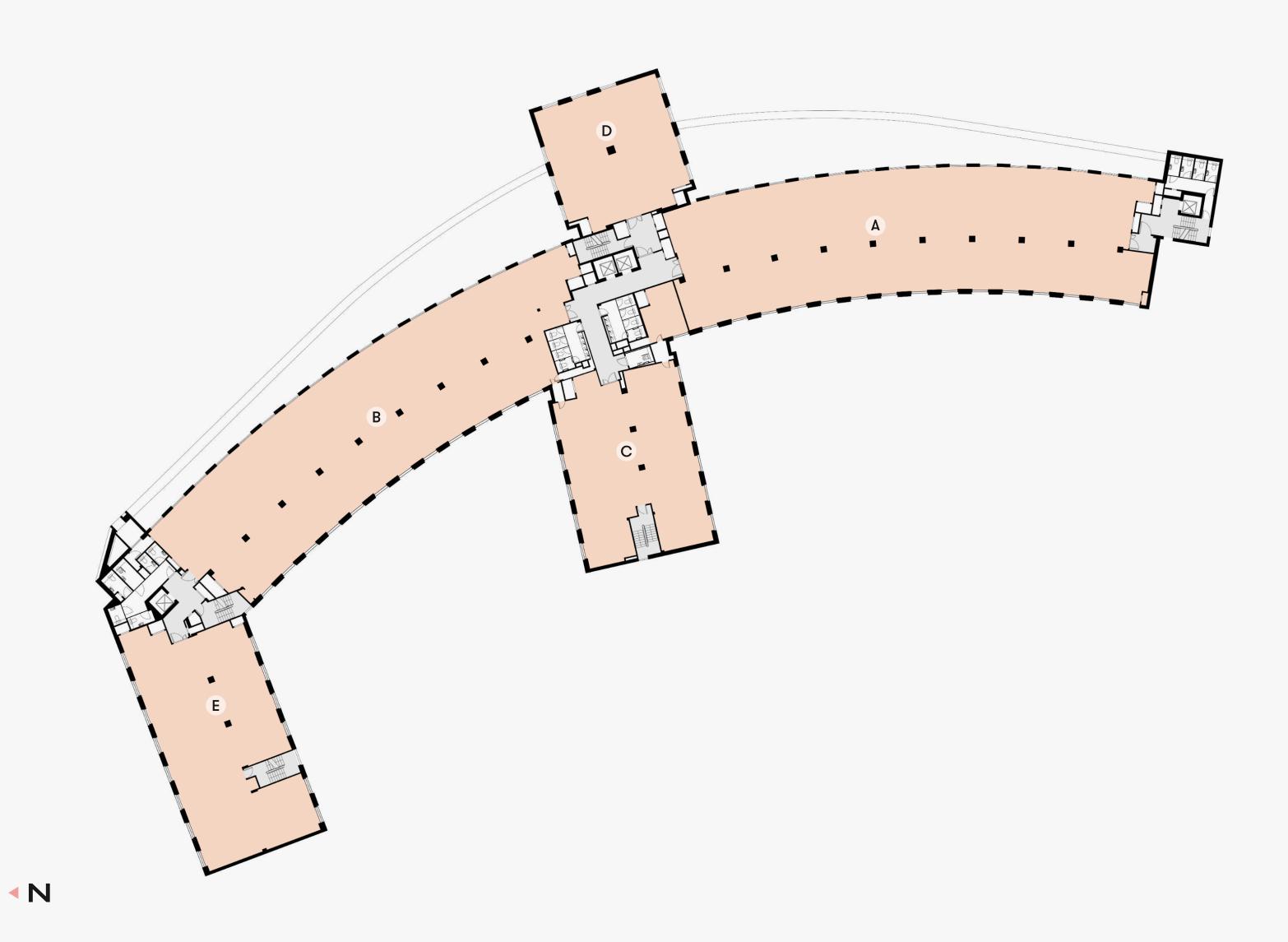
OFFICE	18,358 SQ FT
Block A	6,064 sq ft
Block B	5,618 sq ft
Block C	2,241 sq ft
Block D	1,643 sq ft
Block E	2,792 sq ft
DEMISED TERRACE	1,633 SQ FT
Block A	836 sq ft
Block B	797 sq ft



# Third & fourth floor

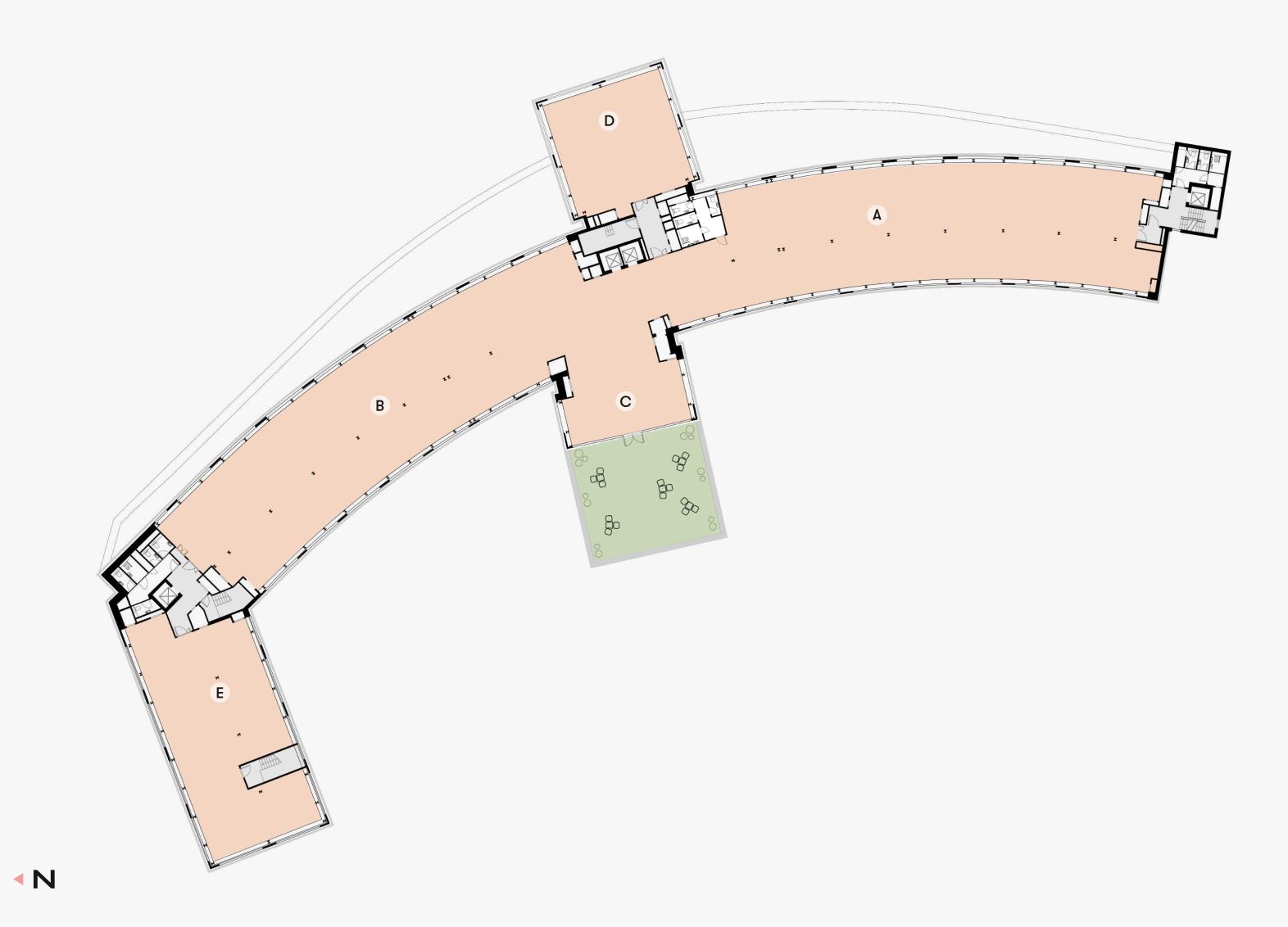
THIRD FLOOR OFFICE	18,350 SQ FT
Block A	6,055 sq ft
Block B	5,611 sq ft
Block C	2,248 sq ft
Block D	1,644 sq ft
Block E	2,792 sq ft

FOURTH FLOOR OFFICE	18,194 SQ FT
Block A	6,013 sq ft
Block B	5,590 sq ft
Block C	2,199 sq ft
Block D	1,610 sq ft
Block E	2,782 sq ft



## Fifth floor

OFFICE	16,828 SQ FT
Block A, B and C	12,708 sq ft
Block D	1,499 sq ft
Block E	2,621 sq ft
DEMISED TERRACE	1,542 SQ FT





Targeting Net Zero
Carbon in Operation



Private garden with direct access to Temple Gardens



117,930 sq ft with floor plates up to 12,708 sq ft



164 cycle spaces and maintenance area



Targeting Net Zero
Carbon in Construction



19,400 sq ft of wellbeing, amenity space and private garden.



19 car parking spaces including 4 EV charging points



EPC A and BREEAM

Excellent

#### **NEW RECEPTION AND RIBBON**

- Double height reception area with covered outdoor entrance.
- Level access, fully accessible and inclusive.
- Large open plan reception area and ribbon space connecting north, central and south cores, with full height glazed windows.
- Cafe and seating area connected to the rear garden area.
- Access to private Crescent garden with decking and outdoor seating area from café.
- Biophilic design with entrance area planting and seating externally, and high-quality planting to rear garden and green moss walls within ribbon.
- Secure access: speed gates, smart technology and touch-less access control.
- 24 hour building access and management.

#### **TENANT AMENITIES**

- 47 covers in the internal café area with additional seating option within the ribbon spill out area.
- Access to 808 sq ft fitness studio space on the Ground Floor close to showers, changing rooms and lockers. Classes, timetable and booking available through the CEG Life app.
- 5,730 sq ft ribbon & collaboration area with full height glazing throughout for maximum daylight.
- Private, landscaped garden with terrace and direct access into Temple Gardens.
- Private and secure cycle access at the rear of the building to bike storage, showers and changing rooms.
- End of Journey facilities with 17 showers and 180 lockers.
- CEG Life app for community events and bookings.
- CEG onsite management team for front of house, concierge and all health and safety aspects.

#### PARKING FACILITIES

• 19 car parking spaces, 4 EV charging points (power capacity to extend to all spaces) and 5 motorcycles spaces.

#### FACADE, SHELL AND CORE

- Newly insulated external walls.
- New high-performance glazing.
- 3200 tons of embodied carbon saved by using existing shell and core.

#### **OFFICE FLOORS**

- New build Fifth Floor penthouse, providing the highest quality Grade A workspace.
- Ceiling mounted fan coil units perimeter services and LED lighting.
- 250mm fully accessible raised floor void (Fifth Floor office).
- VRF heating and cooling system.
- Perimeter power and data to all floors.

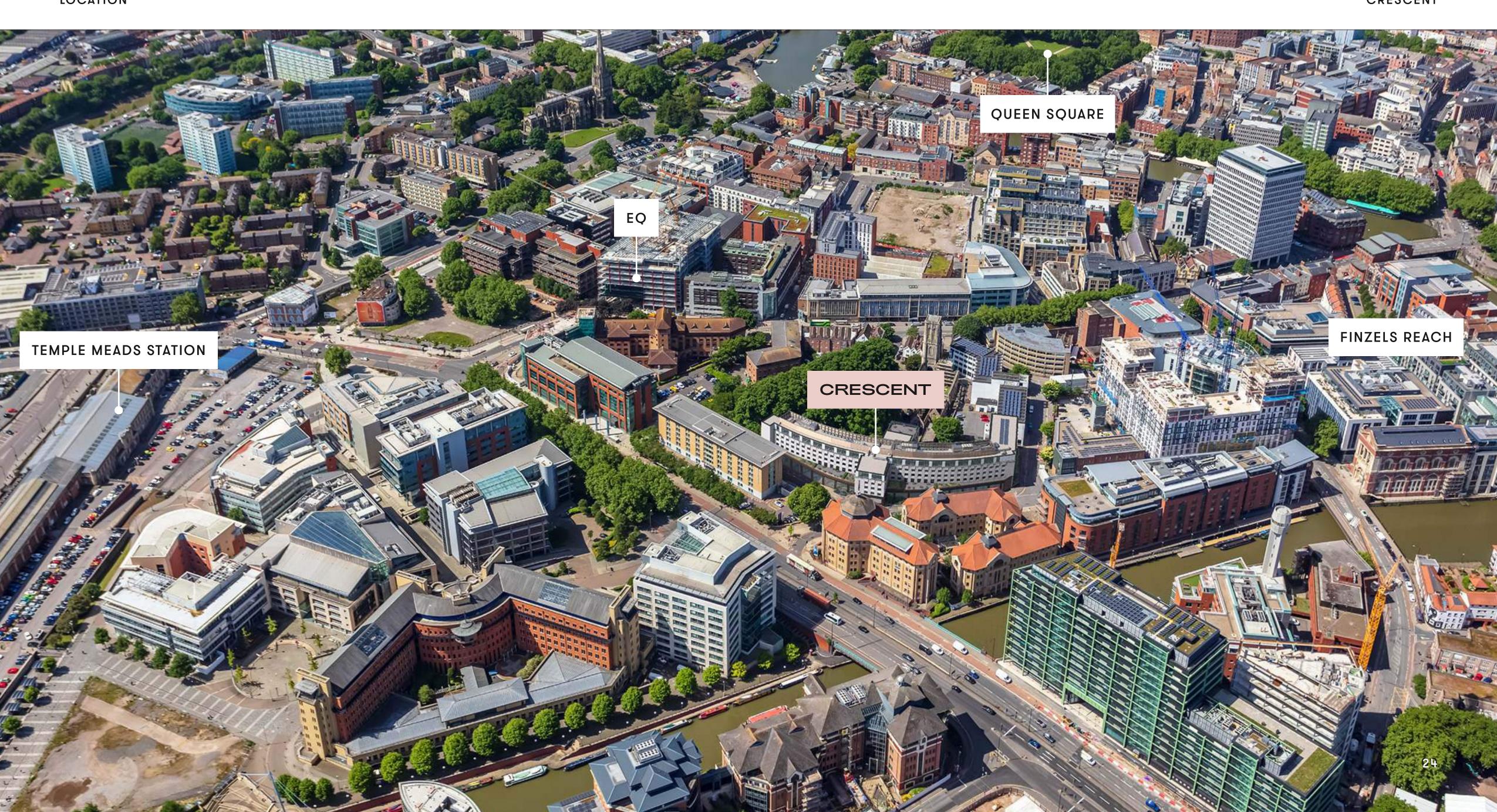
#### CYCLE PROVISIONS

- 164 cycle spaces including 144 secure, covered cycle hub and 20 Sheffield stand spaces within premises.
- Cycle repair station within cycle hub.
- Electric bikes and electric scooter charging points.
- Cycle repair & maintenance hub.

#### TARGET ACCREDITATIONS

- Net Zero Carbon in Operation
- Net Zero Carbon in Construction
- BREEAM Excellent
- EPC A
- Wiredscore platinum
- Cyclescore platinum

LOCATION



WHY CEG CRESCENT

# CEG's Bristol Landmarks.

We don't just invest, we are invested. At CEG we have a strong track record of delivering remarkable workplaces in the Bristol area and beyond.

With over 30 years of experience, we understand the importance of creating the right environment for businesses to thrive.

We aim to make our buildings positive, healthy and sustainable. Our workplaces are environments that encourage businesses and their people to make the most of every day.

CEG has moved all building common parts to a 100% renewable electricity tariff. We are also targeting a 100% diversion from landfill via our waste management service.

We believe in creating a more sustainable future by working alongside our tenants to help reduce waste and minimise carbon emissions.



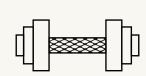


DAILY VISITS



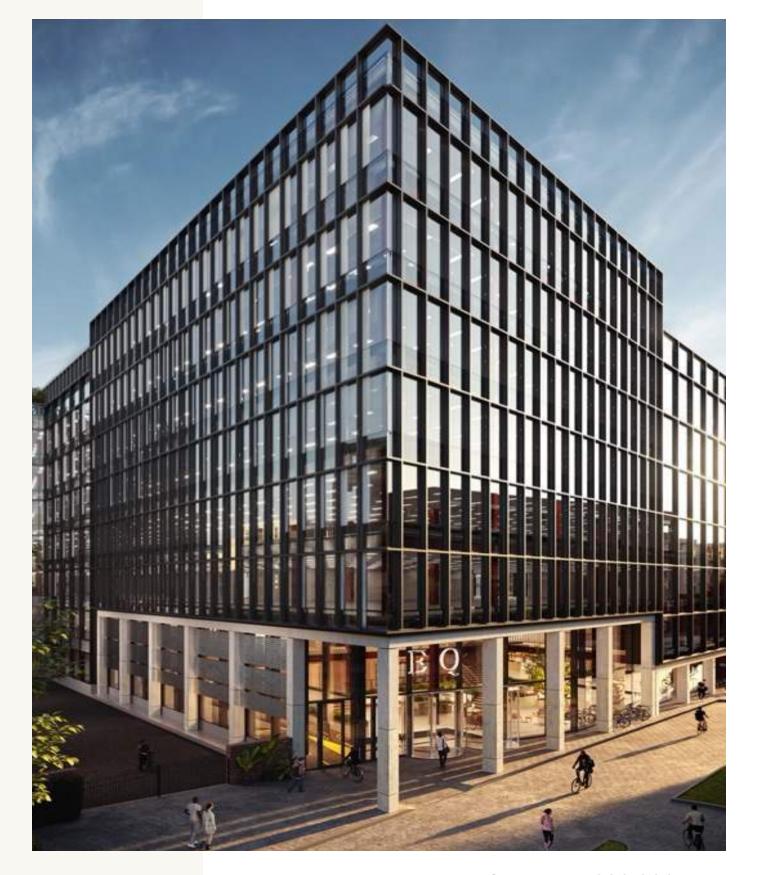


CAFÉS

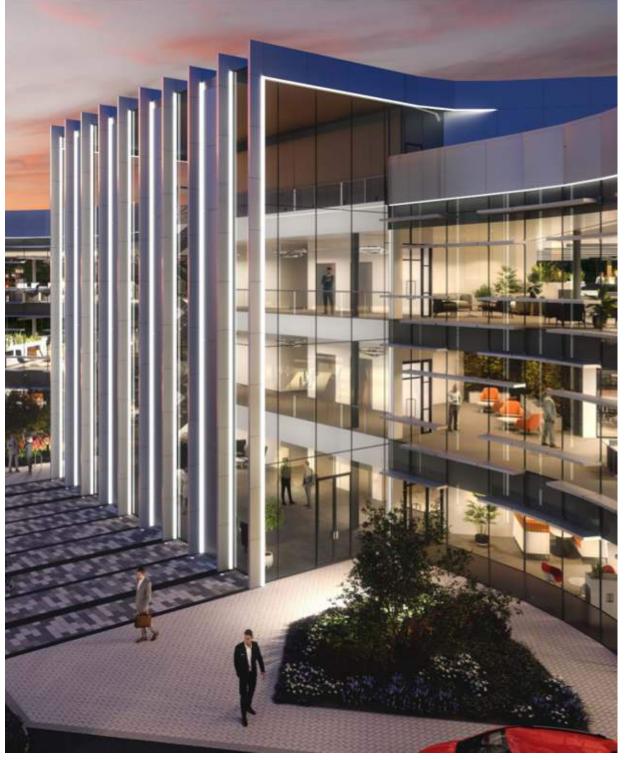


9

FITNESS CENTRES



EQ Bristol - 200,000 sq ft



1000 Aztec West - 80,000 sq ft



# Get in touch

savills

## **Chris Meredith**

cmeredith@savills.com 0117 910 2216 07870 999 732

## **Harry Allen**

HRAllen@savills.com 0117 910 2356 07807 999 440 ceg:

## **Paul Richardson**

paul.richardson@ceg.co.uk 0113 322 6596 07824 492 730 Carter Jonas

## **Andrew Hardwick**

andrew.hardwick@carterjonas.co.uk 0117 363 5694 07771 820 053

## Kate Richardson

kate.richardson@carterjonas.co.uk 0117 363 5699 07342 701 095

crescentbristol.co.uk
Temple Back, BS1