

# CRESCENT

Temple Back, BS1 6EZ

**A unique workplace with  
community and sustainability  
at its heart**

20 — 32 desk suites ready to go



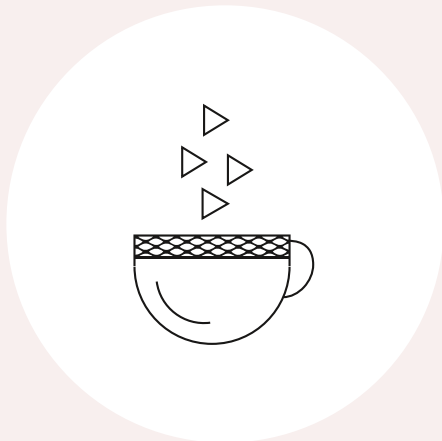
Targeting Net Zero Carbon in  
Operation and in construction



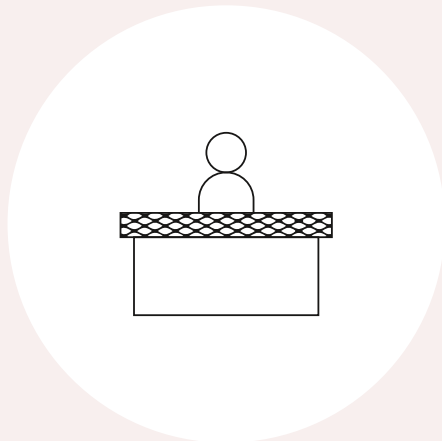




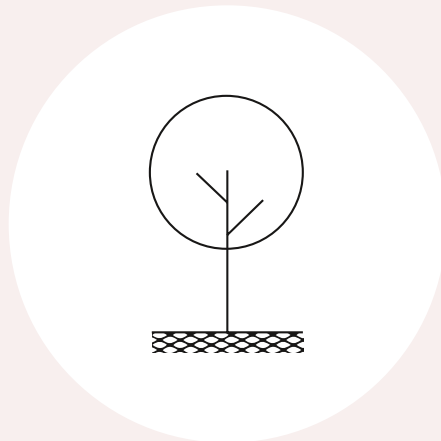
# Key features



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



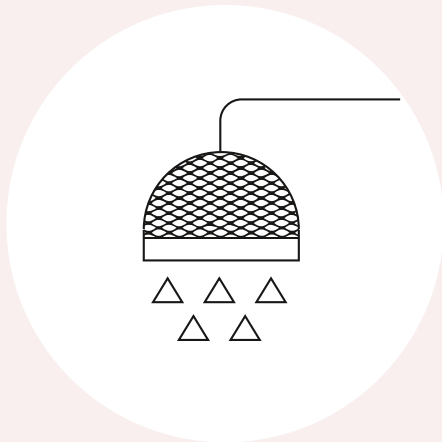
Large open plan reception and collaboration space



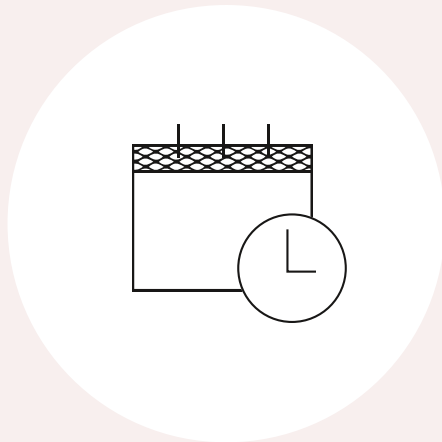
Unique private garden with access to Temple Gardens



868 sq ft gym and wellness studio



Showers and changing facilities



Events programme run by CEG Life app



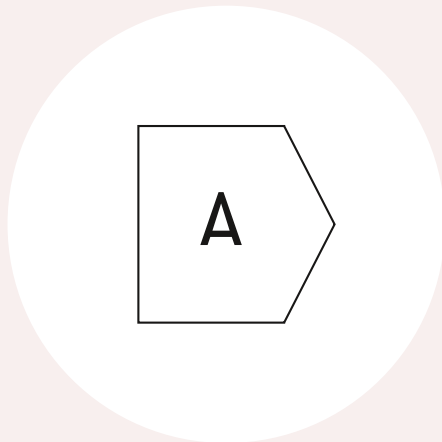
164 cycle spaces and 180 lockers



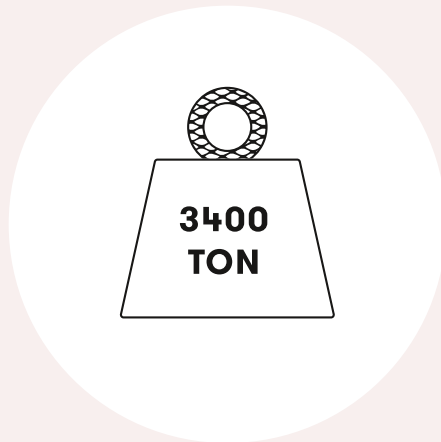
An all-electric building



Targeting Cyclescore Platinum



EPC A



3,400 tonnes of embodied carbon saving

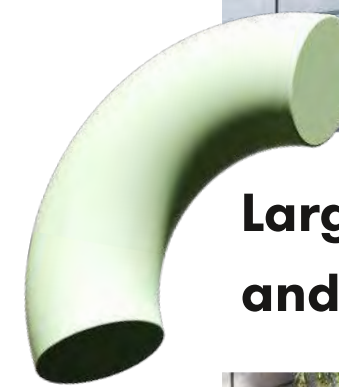


BREEAM Excellent

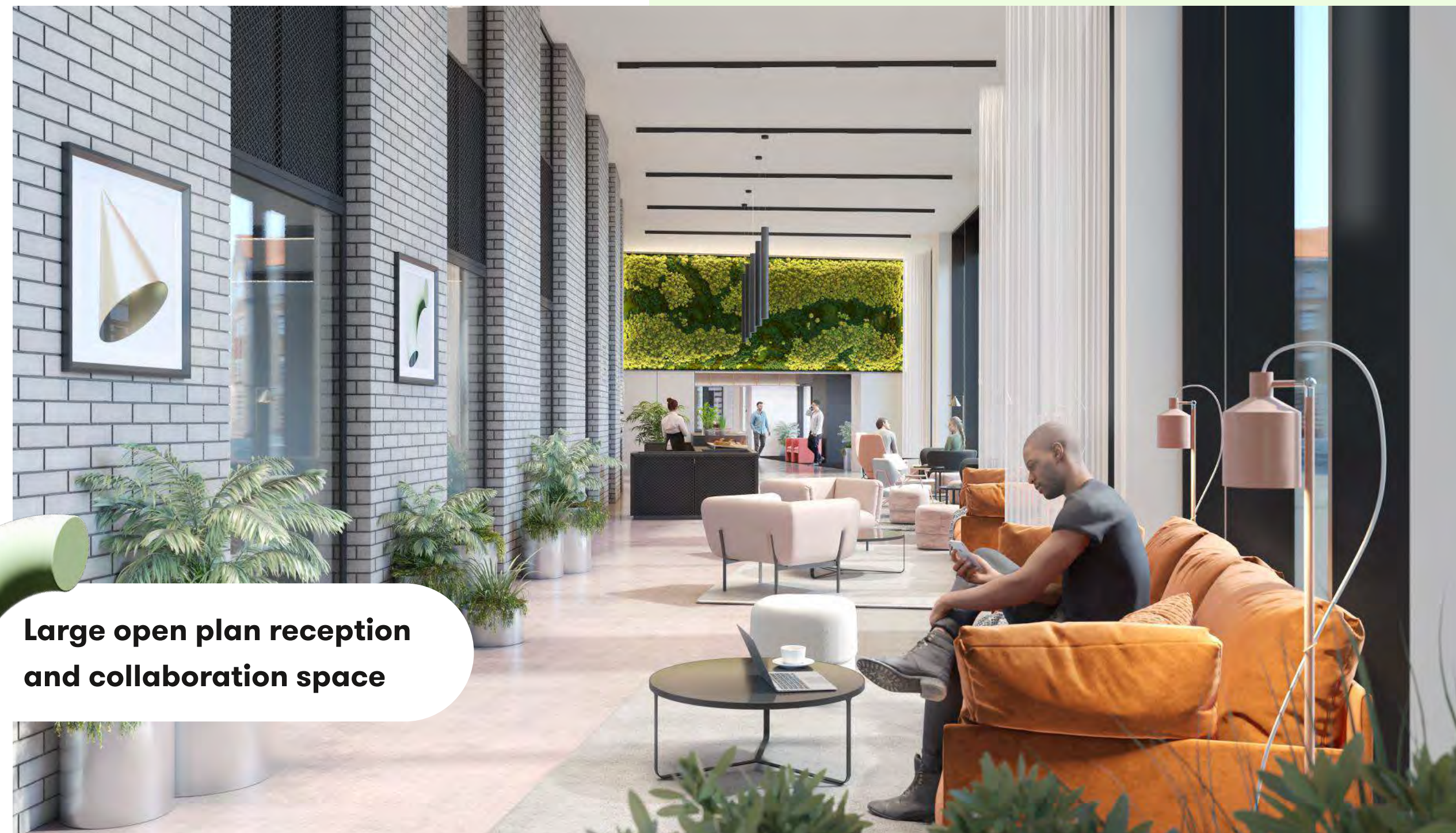


# Space to meet, greet and collaborate

A new ribbon creates an impressive communal space spanning the entire width of the building, filled with natural light and open areas designed for social meet-ups, breakout sessions, and collaborative work.



**Large open plan reception and collaboration space**



**On-site cafe**







Gym and wellness studio



Bike storage, showers and changing facilities

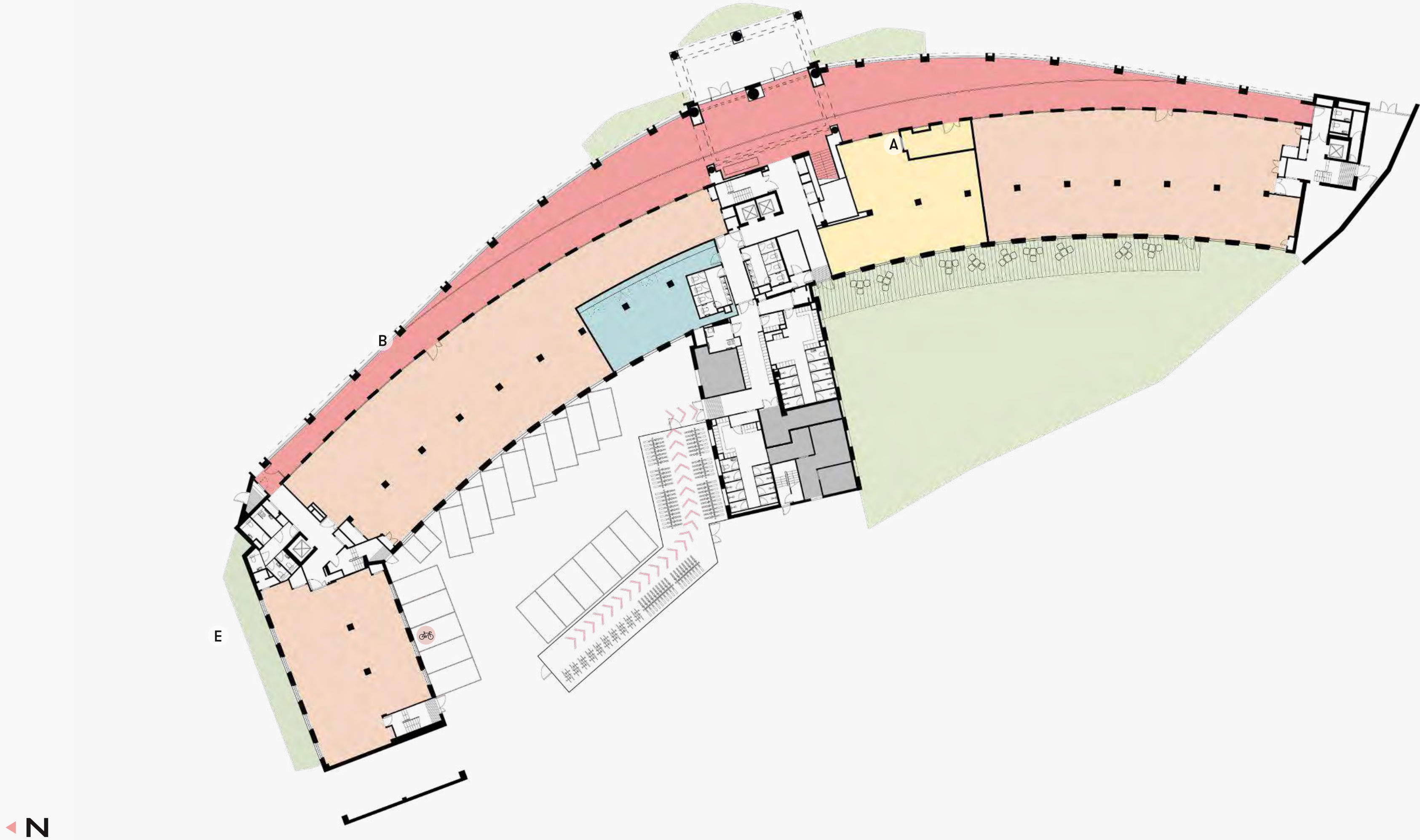


Communal private garden



# Ground floor amenity

TERRACE & GARDENS	7,880 SQ FT
RECEPTION & COLLABORATION AREA	5,631 SQ FT
CAFÉ	1,813 SQ FT
FITNESS STUDIO	868 SQ FT
OFFICE	10,850 SQ FT





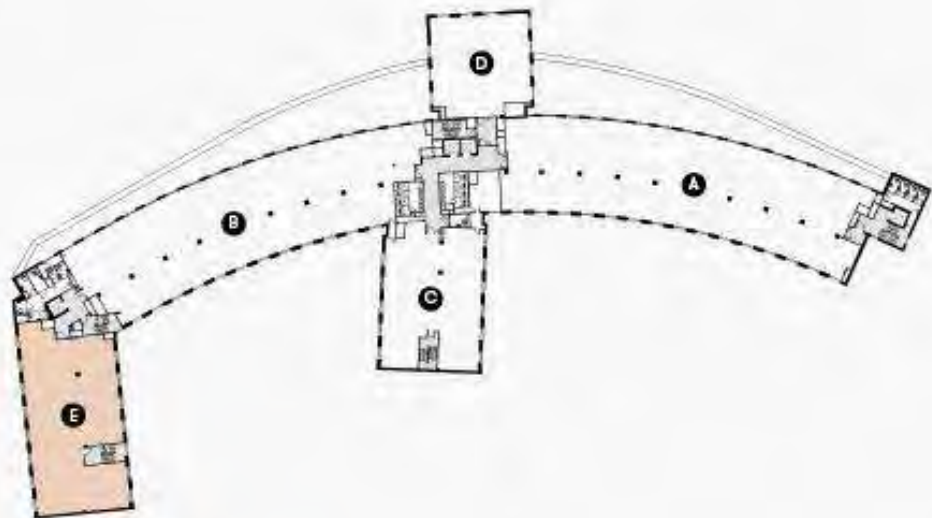
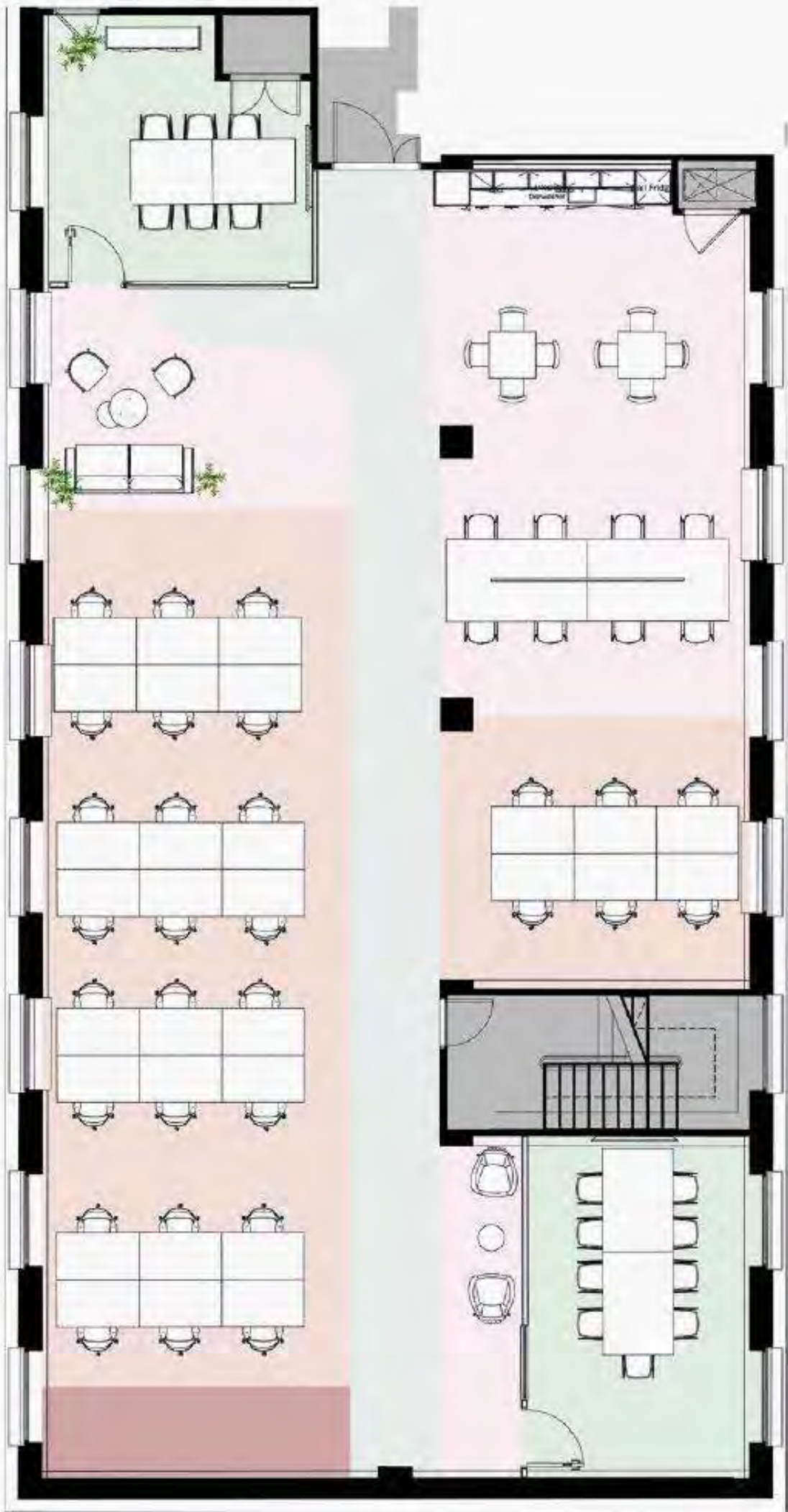




# 38 desk suite

FLOOR 2-4: BLOCK E  
2,808 SQ FT / 260.86 SQ M

DESKS (1400mm x 800mm)	30
COLLABORATION DESKS	8
6P MEETING ROOM	1
9P MEETING ROOM	1
TEAPOINT	1
SOFT LOUNGE	1
PRINT POINT / STORAGE	2

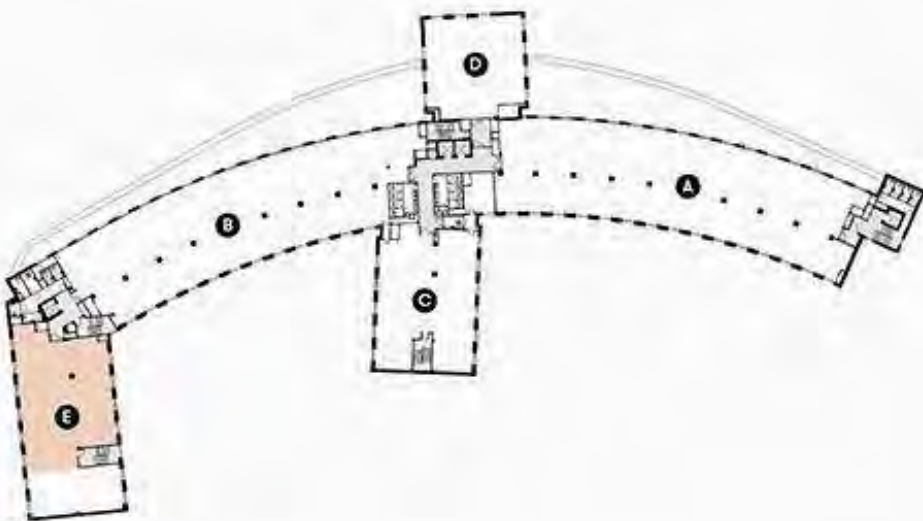
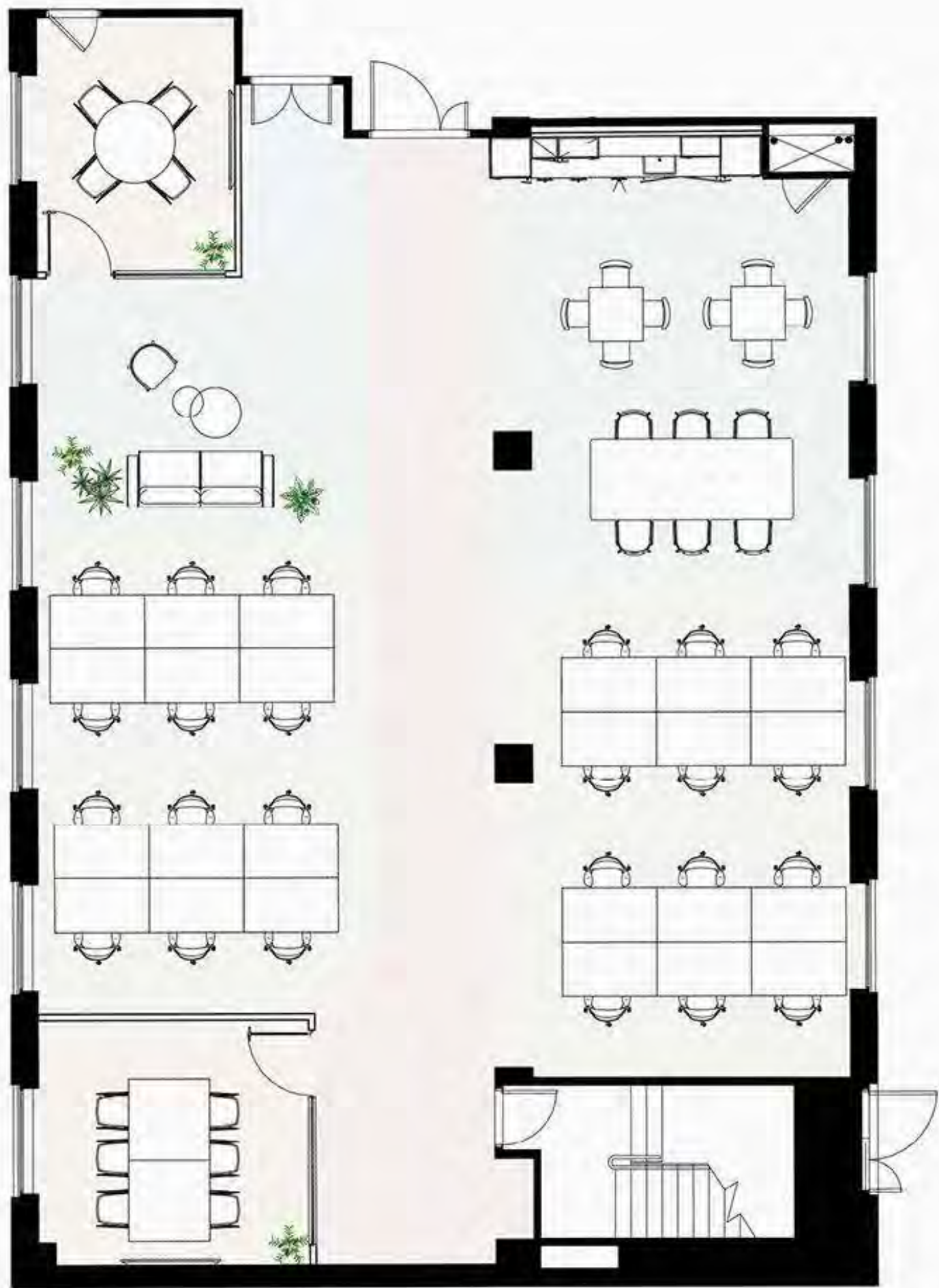




# 30 desk suite

GROUND & FLOOR 1: BLOCK E  
2,086 SQ FT / 193.8 SQ M

DESKS (1400mm x 800mm)	24
COLLABORATION DESKS	6
6P MEETING ROOM	1
4P MEETING ROOM	1
TEAPOINT / BREAKOUT	1
SOFT LOUNGE	1
PRINT POINT / STORAGE	2

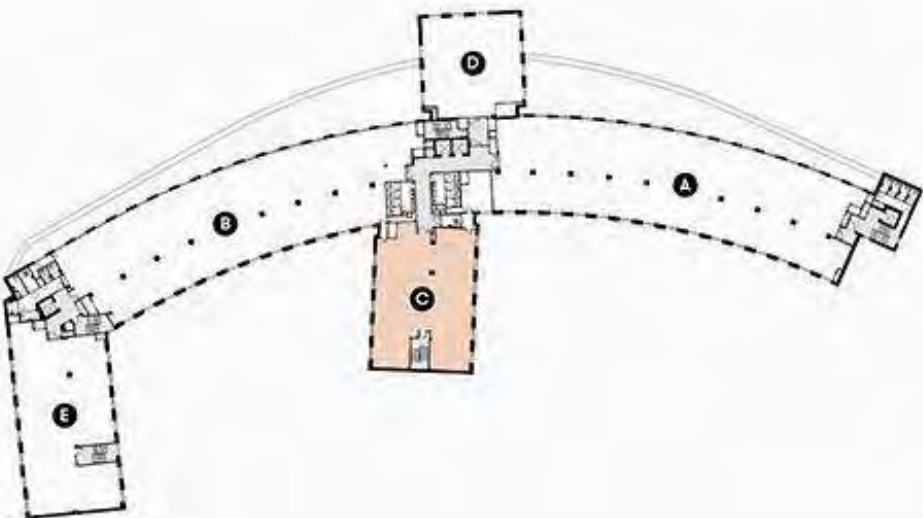
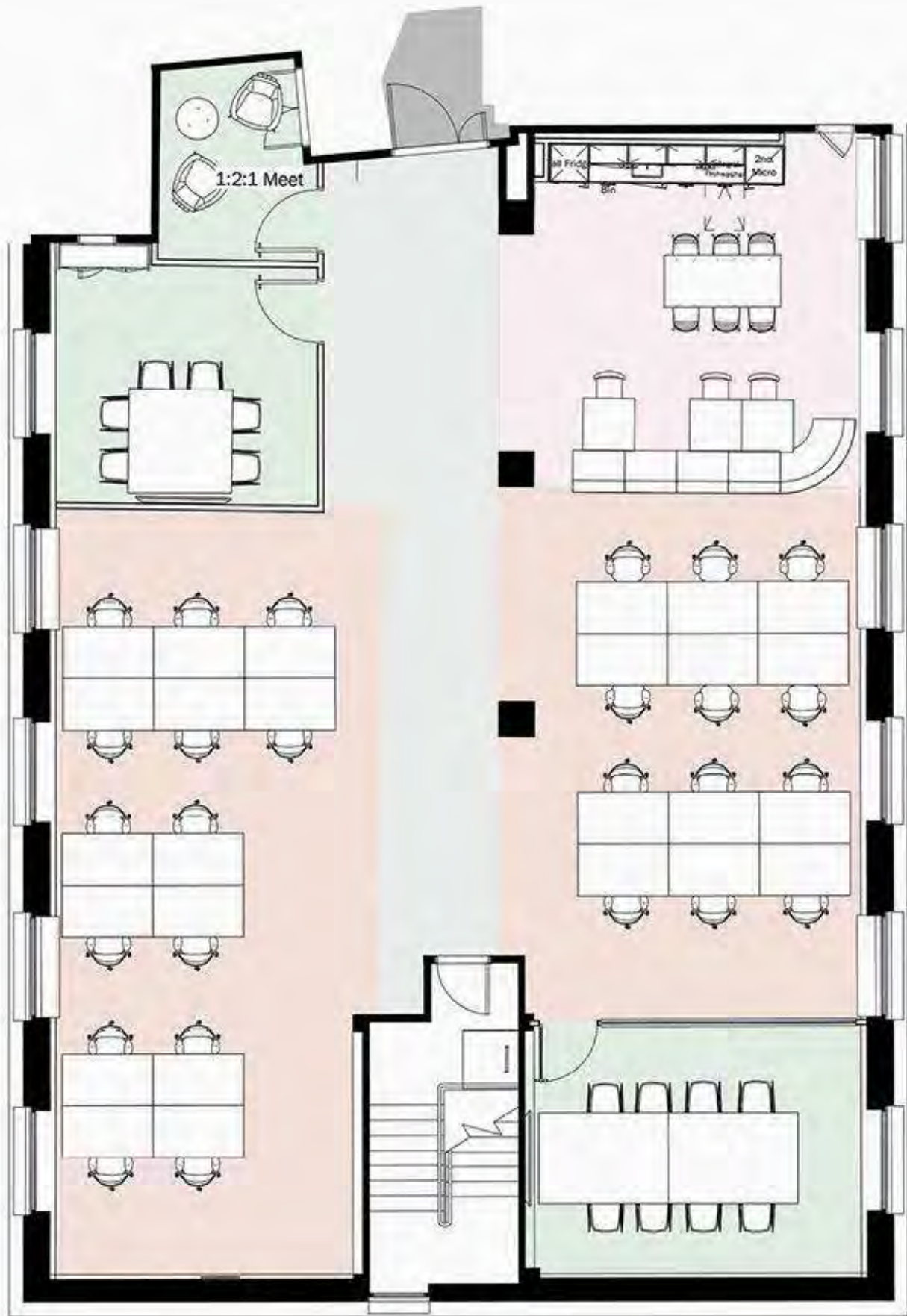




# 26 desk suite

TYPICAL FLOOR: BLOCK C  
2,256 SQ FT / 209.6 SQ M

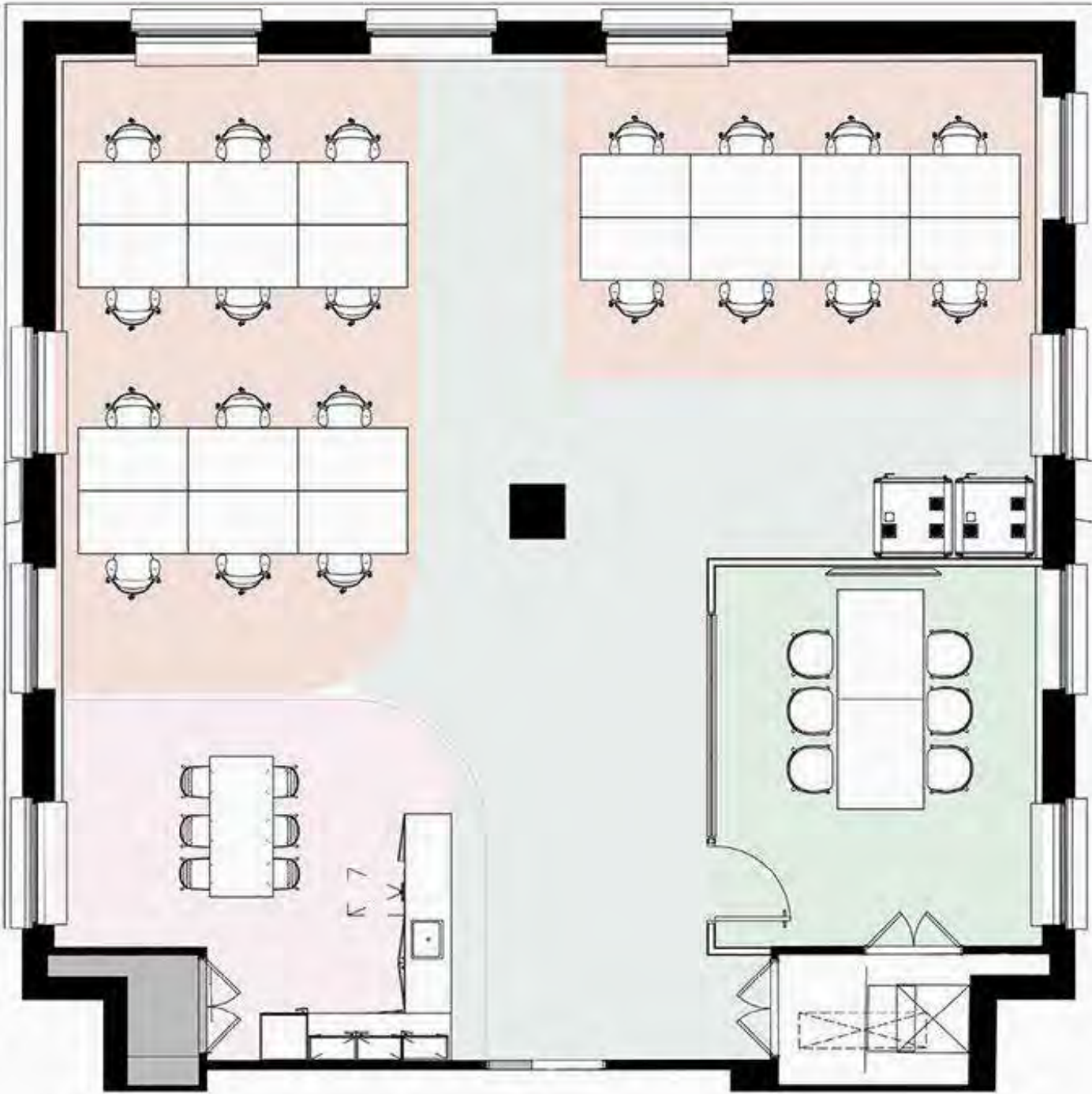
DESKS (1400mm x 800mm)	26
8P MEETING ROOM	1
6P MEETING ROOM	1
WELLNESS / FOCUS ROOM	1
TEAPOINT	1
SOFT LOUNGE	1
PRINT POINT / STORAGE	2



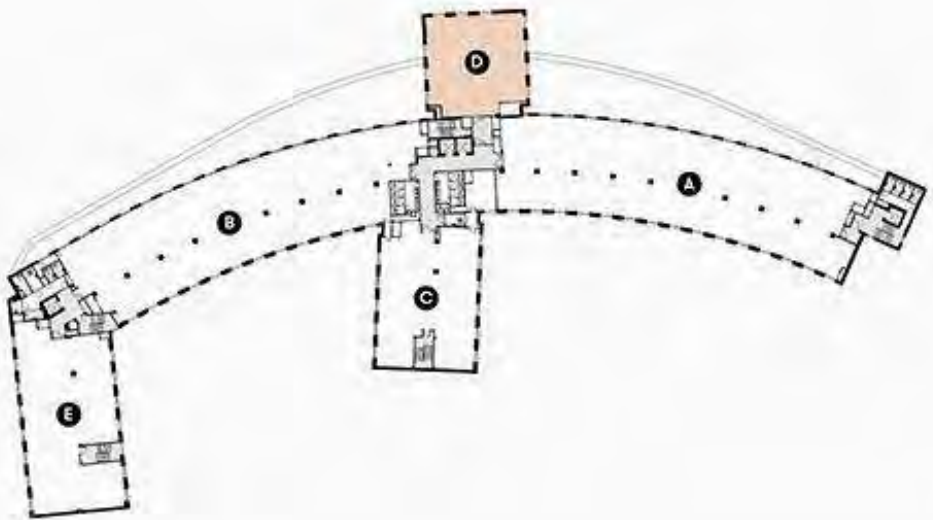


# 20 desk suite

TYPICAL FLOOR: BLOCK D  
1,664 SQ FT / 154.6 SQ M



DESKS (1400mm x 800mm)	20
6P MEETING ROOM	1
TEAPOINT	1
SOFT LOUNGE	1









# Building specification

## 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 868 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.
- 5,631 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

- Ceiling mounted fan coil units perimeter services and LED lighting.
- VRF heating and cooling system.
- Perimeter power and data to all floors.

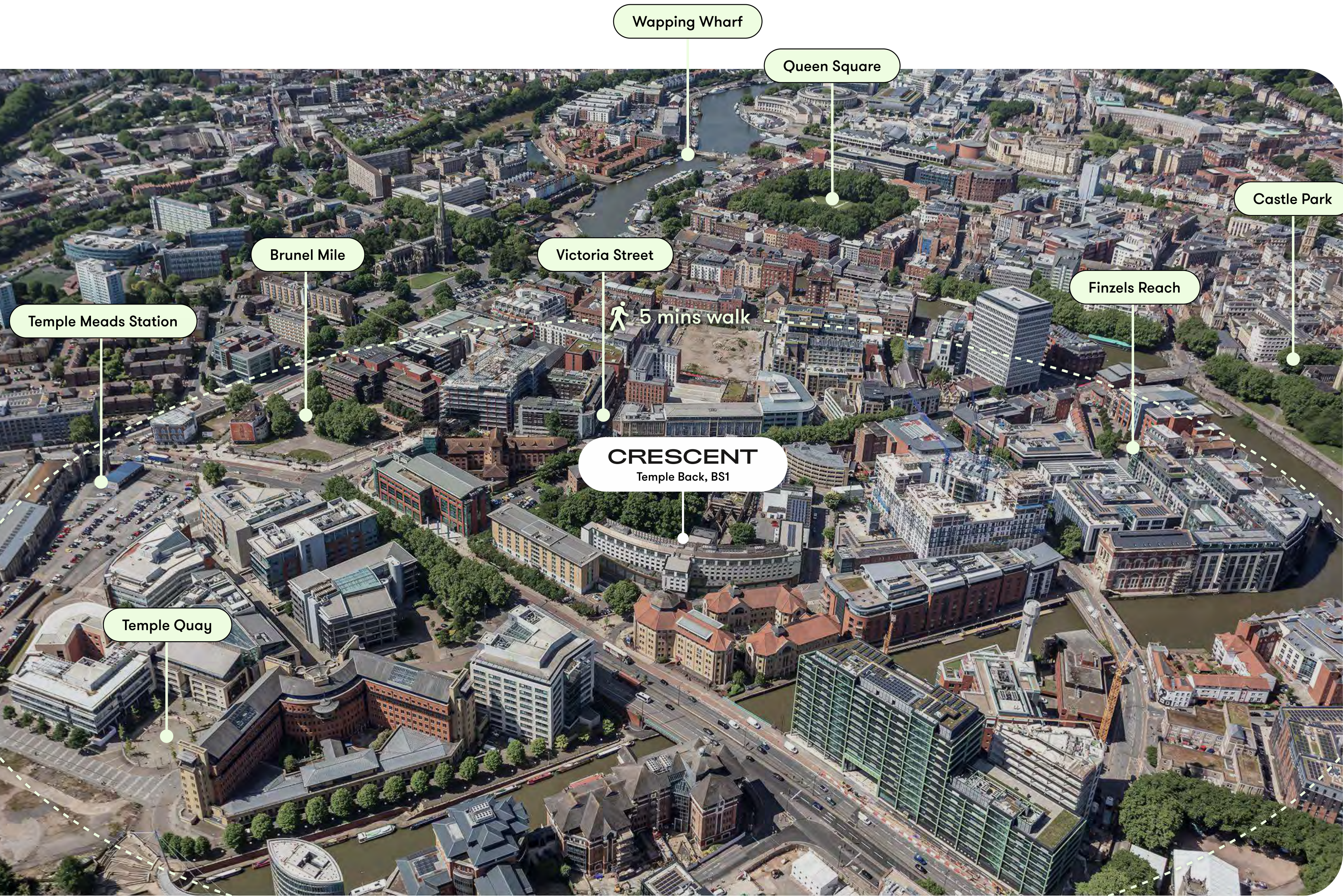
## CYCLE PROVISIONS

- 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
- Wirescore platinum
- Cyclescore platinum





# Base your business in Bristol's vibrant and connected city centre

- Temple Meads station ———— ⚡ ———— 5 mins
- Street food at Finzels Reach ———— ⚡ ———— 3 mins
- Temple Quay cafes and market ———— ⚡ ———— 4 mins
- Shopping at St Nicholas Markets ———— ⚡ ———— 8 mins
- Cabot Circus ———— ⚡ ———— 8 mins



# Explore the building

Play the flythrough







# Let's talk

savills

**Chris Meredith**  
cmeredith@savills.com  
0117 910 2216  
07870 999 732

**Harry Allen**  
HRAllen@savills.com  
0117 910 2356  
07807 999 440

**Sam Williams**  
sam.j.williams@savills.com  
0117 910 0310  
07811 762491

Carter Jonas

**Andrew Hardwick**  
Andrew.Hardwick@carterjonas.co.uk  
0117 363 5694  
07771 820 053

**Oliver Jones**  
oliver.jones@carterjonas.co.uk  
0117 922 1222  
07990 558 726



crescentbristol.co.uk  
Temple Back, BS1 6EZ

Misrepresentation Clause: Savills and Carter Jones on their behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Savills or Carter Jones has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. October 2024.