



Introducing...
the workplace of the future
for today's occupiers



CGI Entrance and Pocket Park

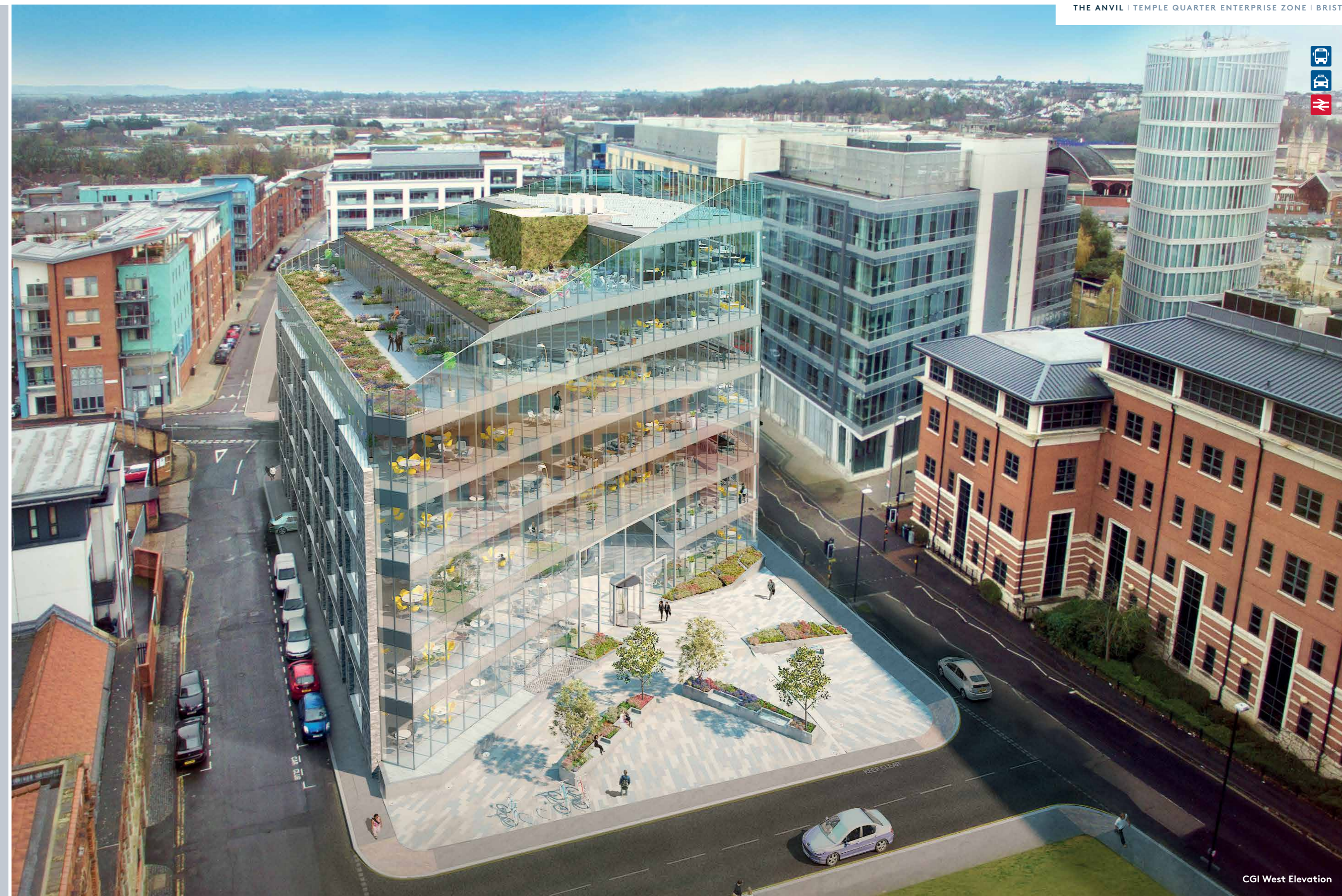
A NEW LANDMARK IN BRISTOL'S TEMPLE QUARTER ENTERPRISE ZONE
83,223 SQ FT OF GRADE A ACCOMMODATION OVER SEVEN FLOORS,
SITUATED MOMENTS FROM BRISTOL TEMPLE MEADS RAILWAY STATION.

Make a **statement** with your next office.

A STRIKING BUILDING WITH **STAFF WELLBEING** AT THE HEART OF DESIGN, INCORPORATING A **NEW POCKET PARK** AND **LANDSCAPED ROOF TERRACES** WITH PANORAMIC VIEWS OF THE CITY SKYLINE.

OUTLINE PLANNING HAS BEEN SUBMITTED TO BRISTOL CITY COUNCIL OFFERING OCCUPIERS **CERTAINTY OF DELIVERY** AND THE OPPORTUNITY TO INFLUENCE DETAILED DESIGN AND SPECIFICATION WITH A **STRONG DEVELOPMENT PARTNER**.

AVAILABLE TO LET OR FOR SALE.



CGI West Elevation

Unrivalled connectivity

Situated just moments from the public transport hub at Bristol Temple Meads Station with bus and rail links to national and citywide destinations.

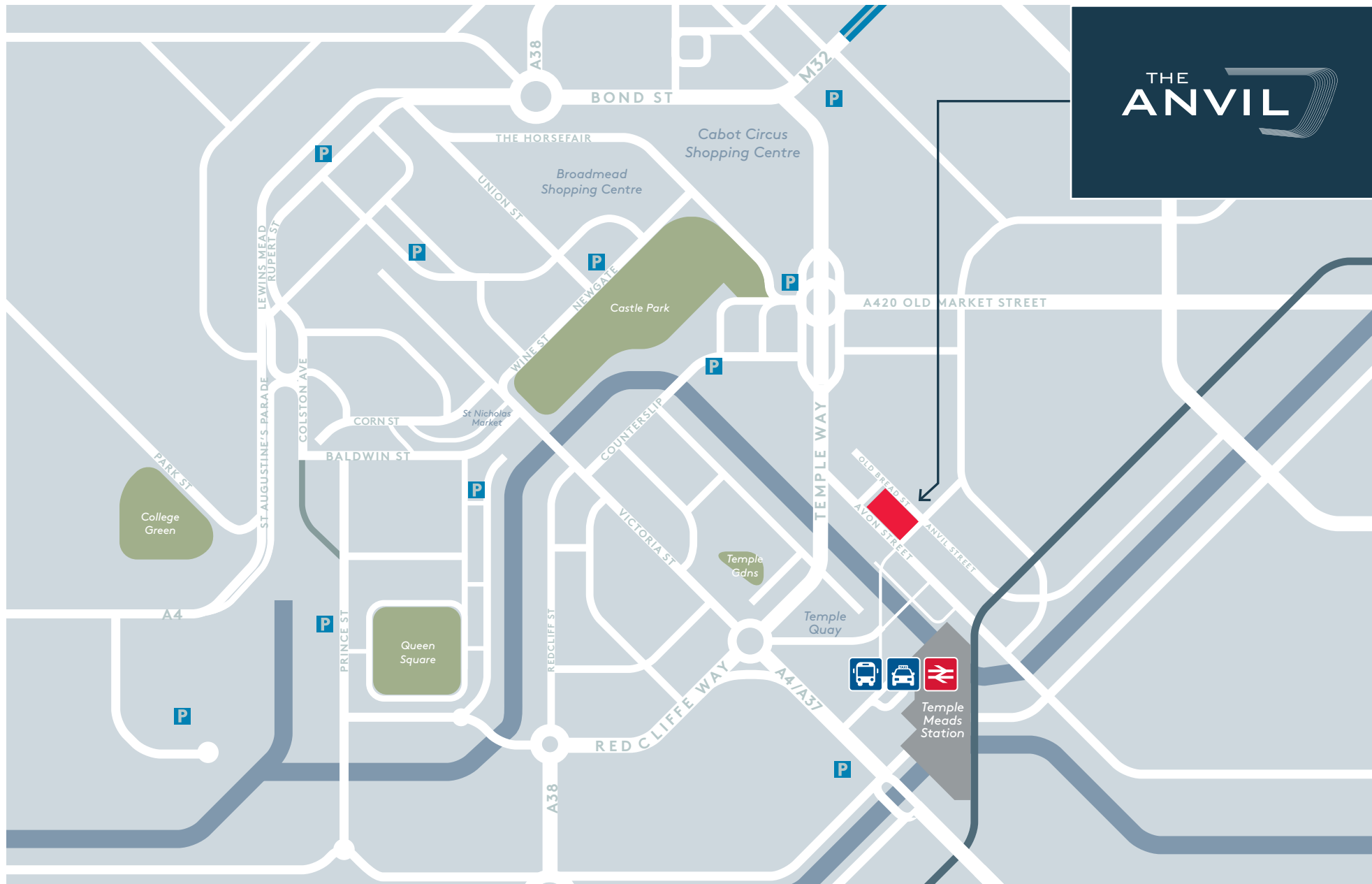
WALKING from The Anvil	Mins
Bristol Temple Meads Station	3
Hotel Ibis Bristol	1
The Goods Yard	2
McColls Convenience Store	3
Starbucks	3
Phillpots Sandwiches	3
Castle Park	6
Broadmead Shopping Centre	8
Cabot Circus Shopping Centre	8
Gym	10
St Nicholas Market	14

CYCLING from The Anvil	Mins
Bristol Temple Meads Station	2
Castle Park	2
Broadmead Shopping Centre	3
Cabot Circus Shopping Centre	3
Queen Square	5
Clifton	15

BY RAIL from Temple Meads	Mins
Bath Spa	11
Cardiff	49
Exeter	56
Reading	66
Birmingham	81
London Paddington	97
Southampton	101
Manchester	178
Leeds	210

BY ROAD from The Anvil	Mins
M4	10
M5 (North)	15
M5 (South)	24
Bath	35
Cardiff	55
Reading	84
Exeter	95
Birmingham	99
London	123

All travel times are approximate



THE PLANNED NEW **METROBUS NETWORK** WILL PROVIDE MANY DIRECT ROUTES TO KEY DESTINATIONS IN THE BRISTOL AREA

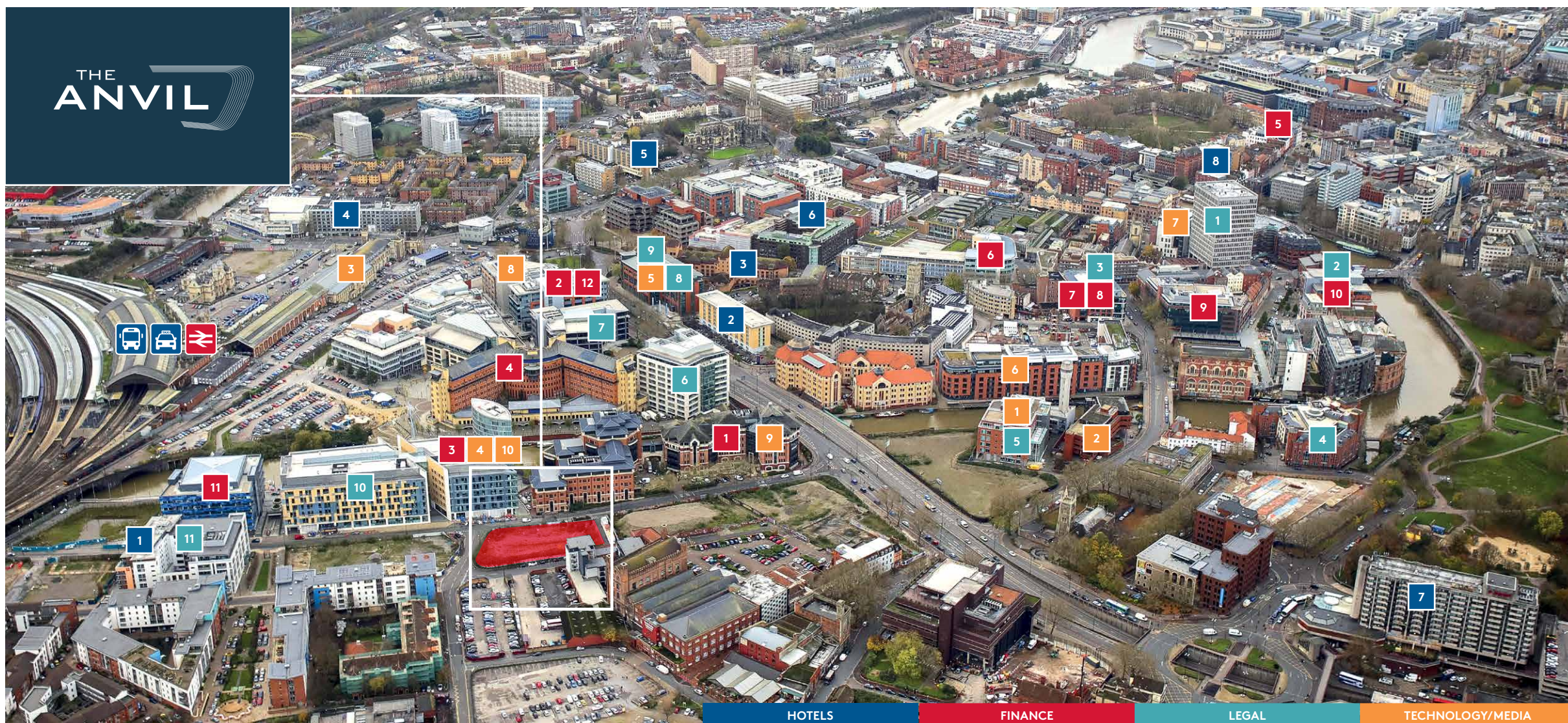


ELECTRIFICATION OF THE GREAT WESTERN MAIN LINE IS DUE FOR COMPLETION IN 2018 AND WILL REDUCE TRAVEL TIMES TO LONDON PADDINGTON TO JUST 1H 20M



In good company...

The Anvil is located at the heart of Bristol's business district.



HOTELS	FINANCE	LEGAL	TECHNOLOGY/MEDIA
1 Hotel Ibis Bristol	1 RBS	1 TLT Solicitors	1 Oracle
2 Hilton Garden Inn	2 Deloitte	2 Clarke Willmott	2 Heart FM
3 Novotel	3 Santander	3 Thrings	3 The Engine Shed
4 Holiday Inn Express	4 Bank of Ireland	4 Bevan Brittan	4 EMO
5 DoubleTree by Hilton	5 KPMG	5 Ashfords	5 IOP Publishing
6 Travelodge	6 Grant Thornton	6 Bond Dickinson	6 ADP
7 Marriot City Centre	7 Mercer	7 Osborne Clarke	7 McCann Bristol
8 Premier Inn	8 Ernst & Young	8 Reynold Porter Chamberlain	8 OVO Energy
	9 Barclays	9 University of Law	9 Entrepreneurial-Spark
	10 Allianz	10 Burges Salmon	10 Ultrahaptics
	11 PWC	11 Simmons & Simmons	
	12 Procorre		

A striking approach...

COMMANDING BUILDING ENTRANCE
SET WITHIN A NEW LANDSCAPED POCKET PARK

CGI Entrance and Pocket Park



THE ANVIL | TEMPLE QUARTER ENTERPRISE ZONE | BRISTOL

Temple Quarter Enterprise Zone

Join over 300 businesses who benefit from a range of advantages exclusive to occupiers within the Enterprise Zone.



Image courtesy of the Populous Arena Team - Feb 2016

NEW 12,000 SEAT ARENA

**SUPERFAST
broadband**



**Bristol Temple Quarter
Enterprise Zone**

NEW 12,000 SEAT ARENA

**FUTURE REDEVELOPMENT OF
TEMPLE MEADS STATION PLANNED**

**£32m investment in
PUBLIC REALM
improvements**

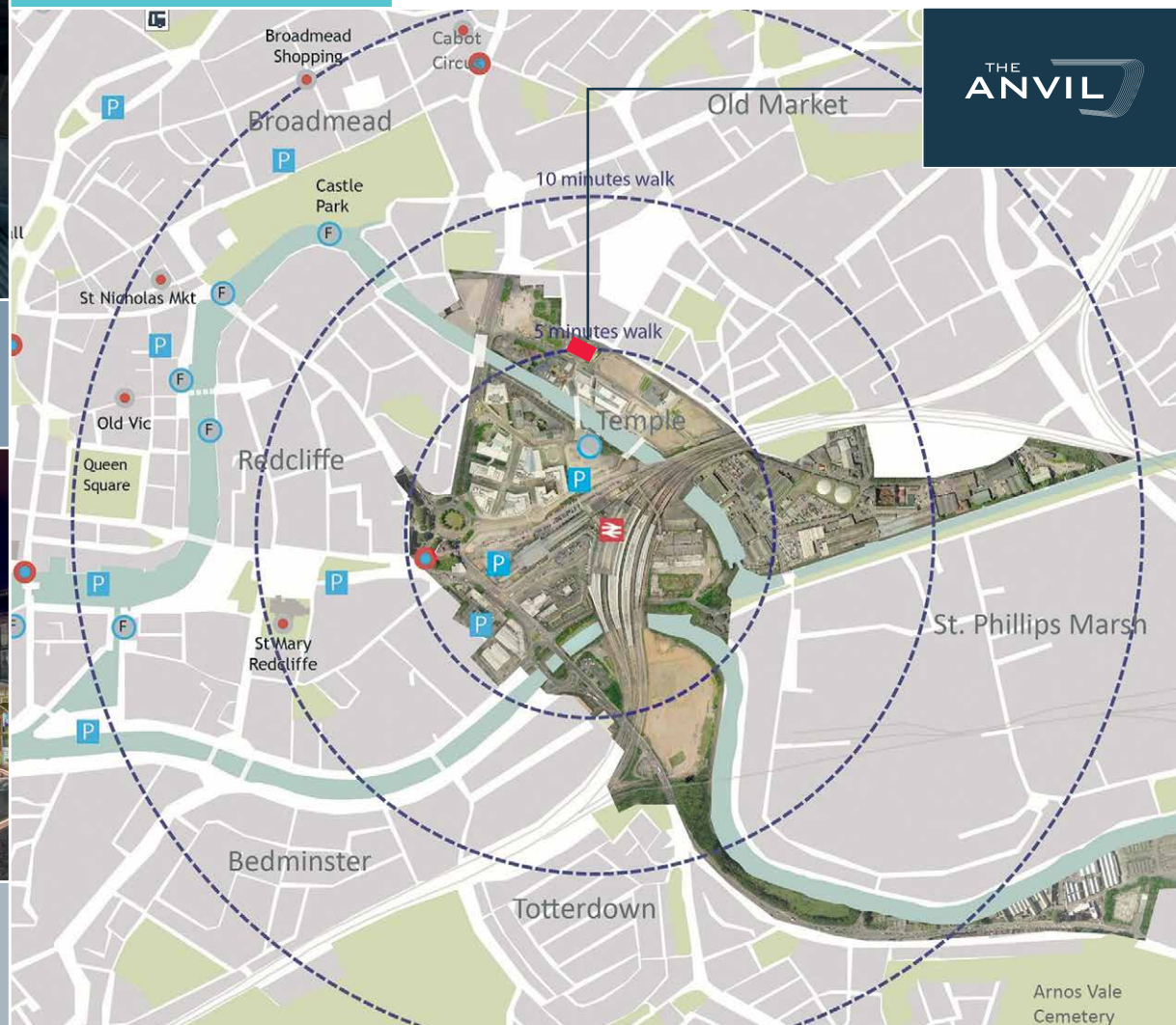
**Future district
heating network**



**UP TO £275,000 OF
BUSINESS RATES DISCOUNTS
AVAILABLE TO OCCUPIERS
WITHIN THE ENTERPRISE ZONE
RESULTING IN DISCOUNTED
NET EFFECTIVE RENTAL LEVELS**

Bristol is Open

A NEW, OPEN PROGRAMMABLE
CITY REGION COMMUNICATIONS NETWORK



Green credentials

BREEAM[®]
2014
EXCELLENT
TARGETED

ON SITE RENEWABLE ENERGY GENERATION
LOW FLUSH WCs,
FLOW CONTROLLED SHOWERS
AND TAPS FOR WASH BASINS

ROOF MOUNTED PHOTO VOLTAIC ARRAY

CO₂

↓

SIGNIFICANT REDUCTIONS IN CO₂ EMISSIONS
OVER TRADITIONAL OFFICE BUILDINGS

Guaranteed

Energy Performance
FOR REDUCED RUNNING COSTS

A

EPC Grade A
targeted

Improved
indoor air quality

LOW
INTERNAL
NOISE LEVELS

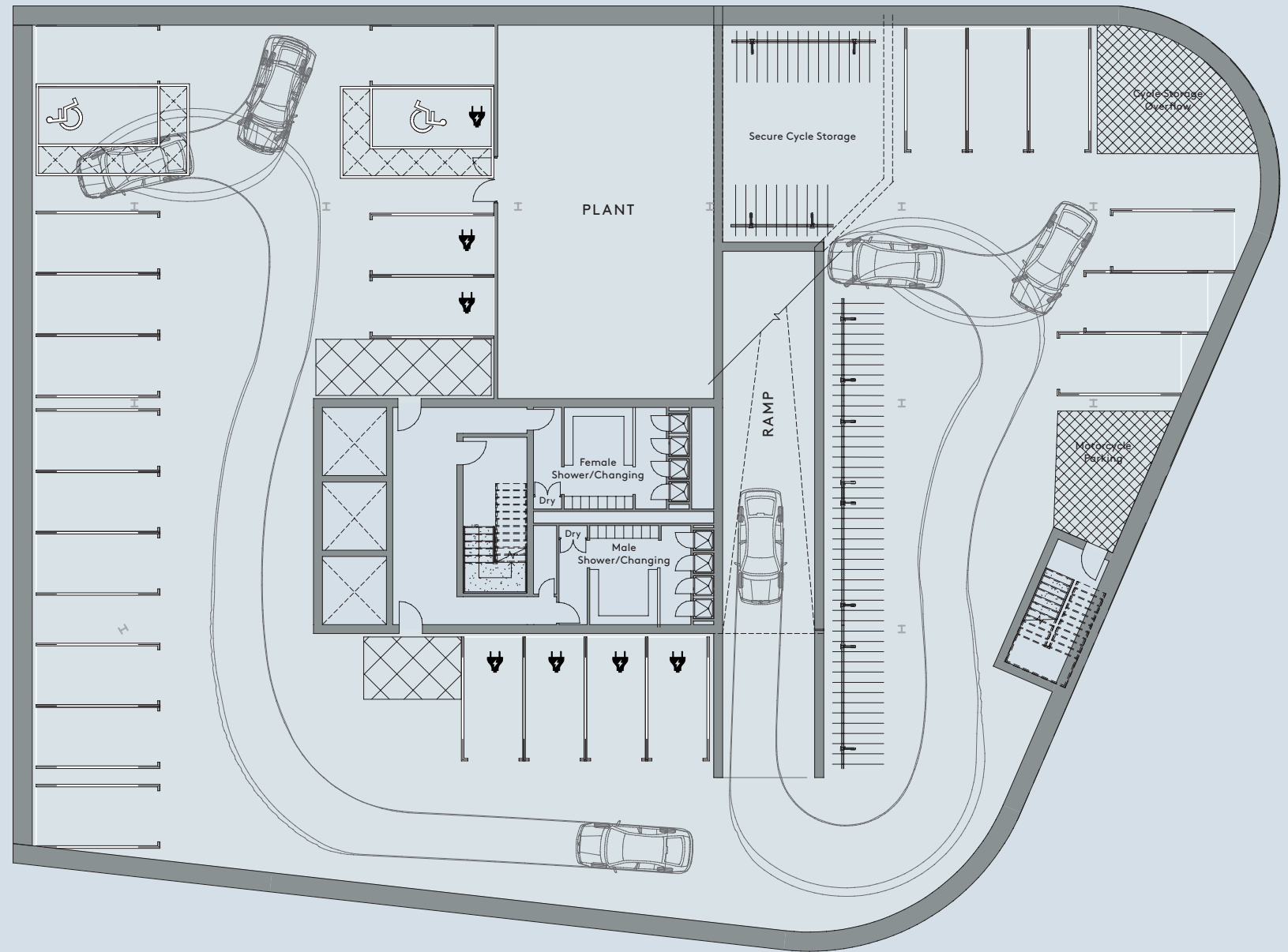
105

Secure cycle spaces
AND LOCKER STORAGE

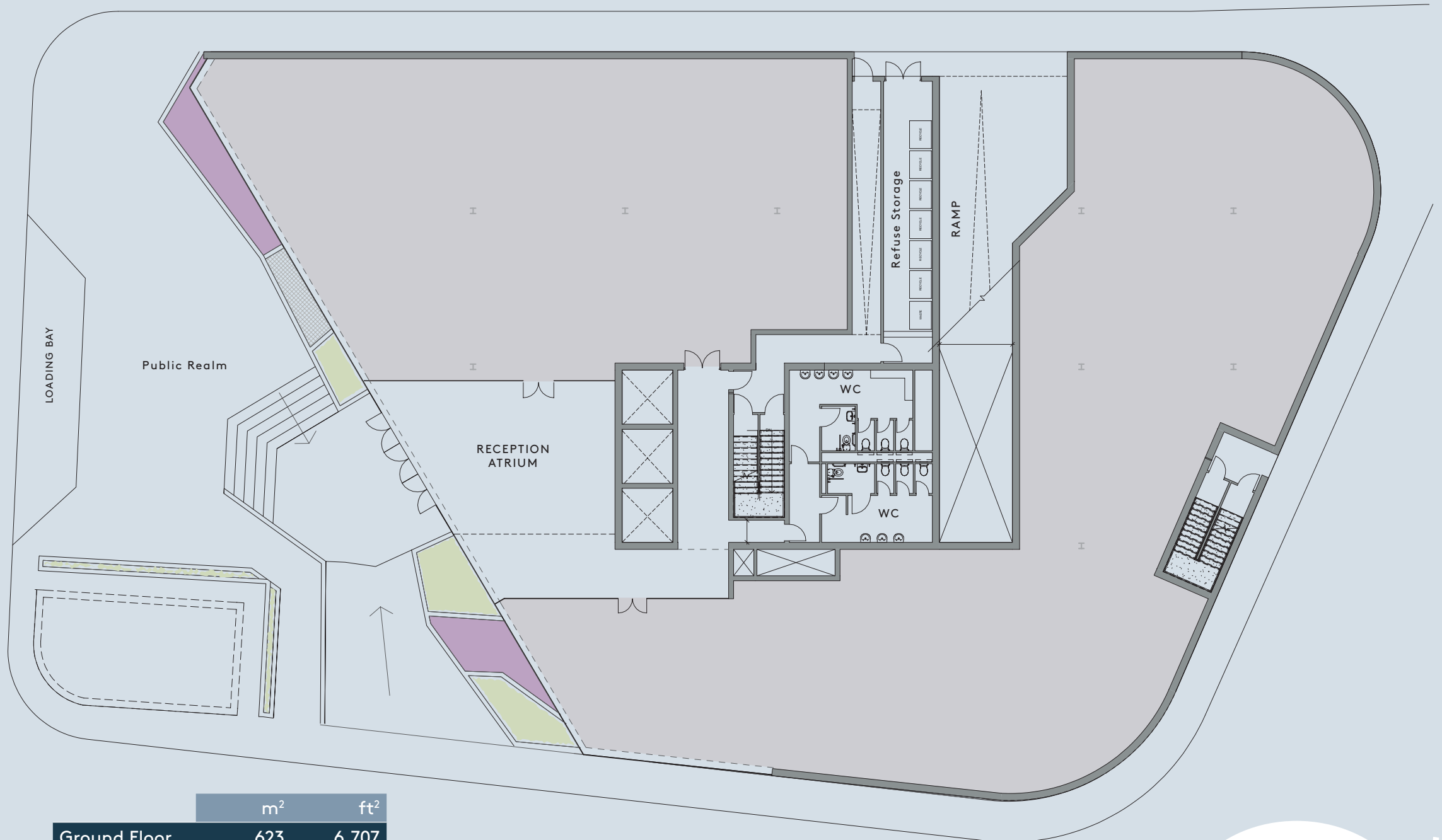
FLOOR	NET INTERNAL AREA	
	m ²	ft ²
Ground Floor	623	6,707
Ground Floor	430	4,630
First Floor	1,278	13,760
Second Floor	1,353	14,564
Third Floor	1,353	14,564
Fourth Floor	1,353	14,564
Fifth Floor	890	9,582
Sixth Floor	450	4,847
BASEMENT 25 CAR PARK SPACES 105 CYCLE SPACES	7,732	83,223

Area schedule

THE ANVIL | TEMPLE QUARTER ENTERPRISE ZONE | BRISTOL

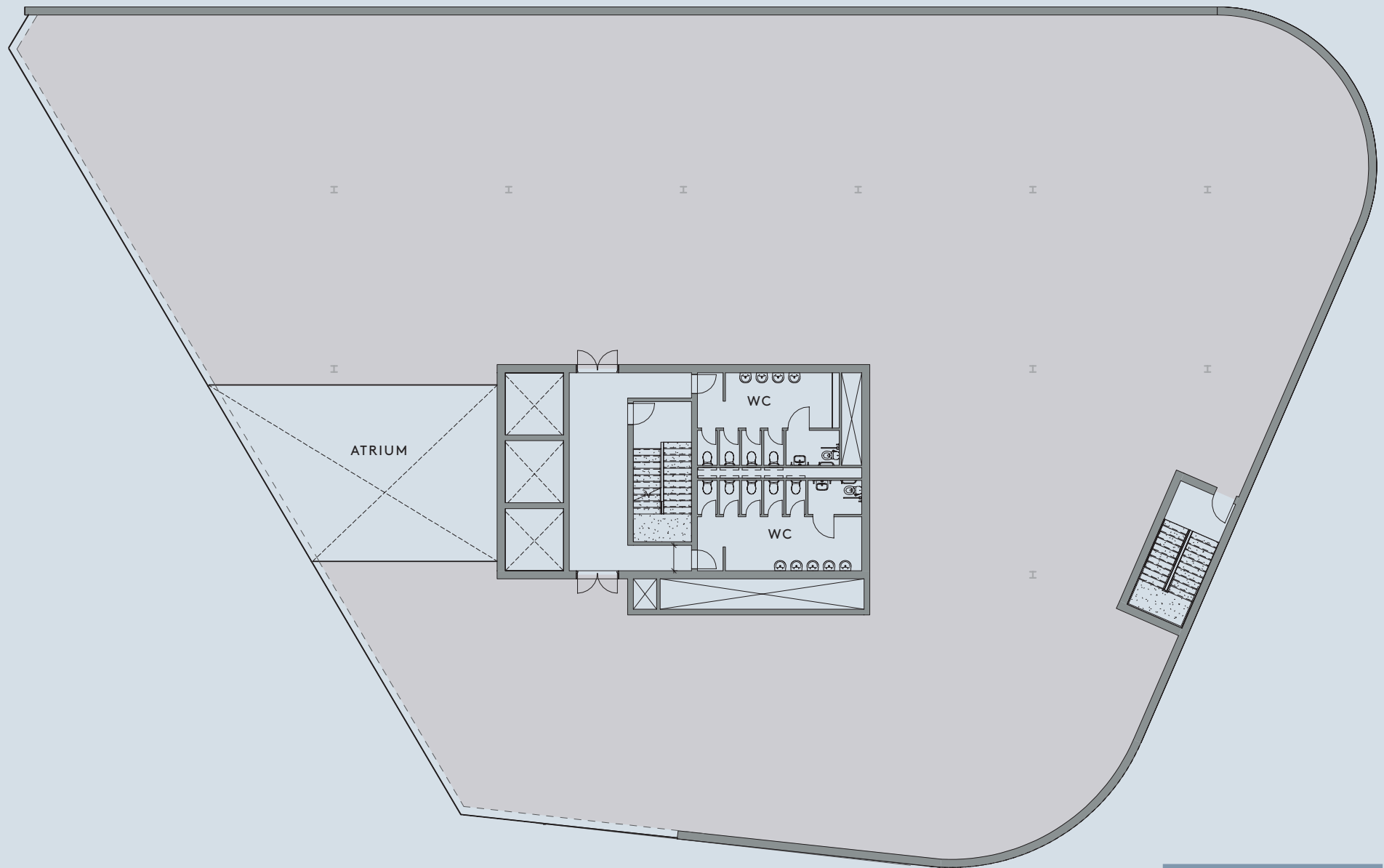


Basement



	m ²	ft ²
Ground Floor	623	6,707
Ground Floor	430	4,630
First Floor	1,278	13,760
Second Floor	1,353	14,564
Third Floor	1,353	14,564
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NET INTERNAL AREAS	7,732	83,223

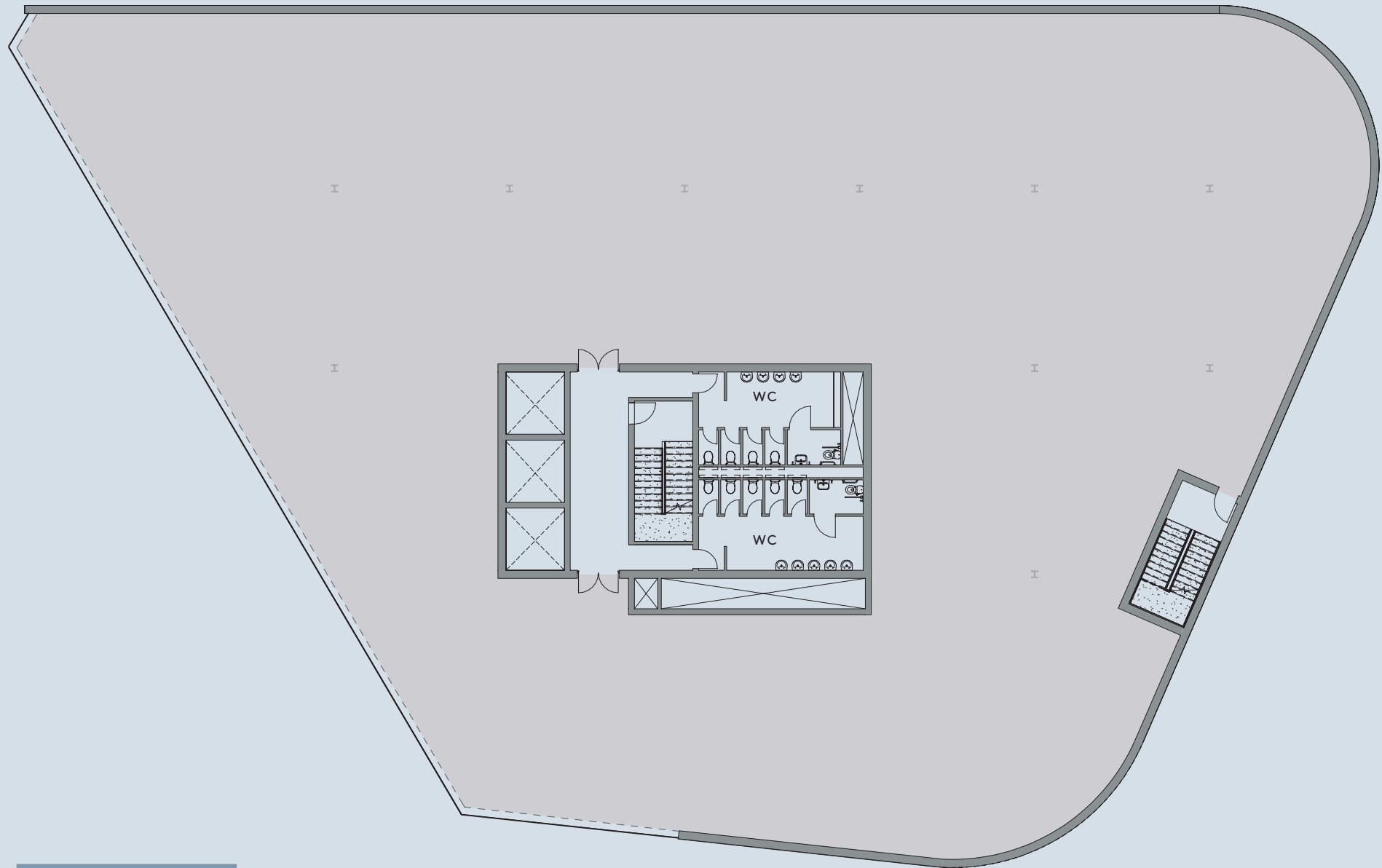
G Floor



Floor

	m ²	ft ²
Ground Floor	623	6,707
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First Floor	1,278	13,760
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	7,732	83,223

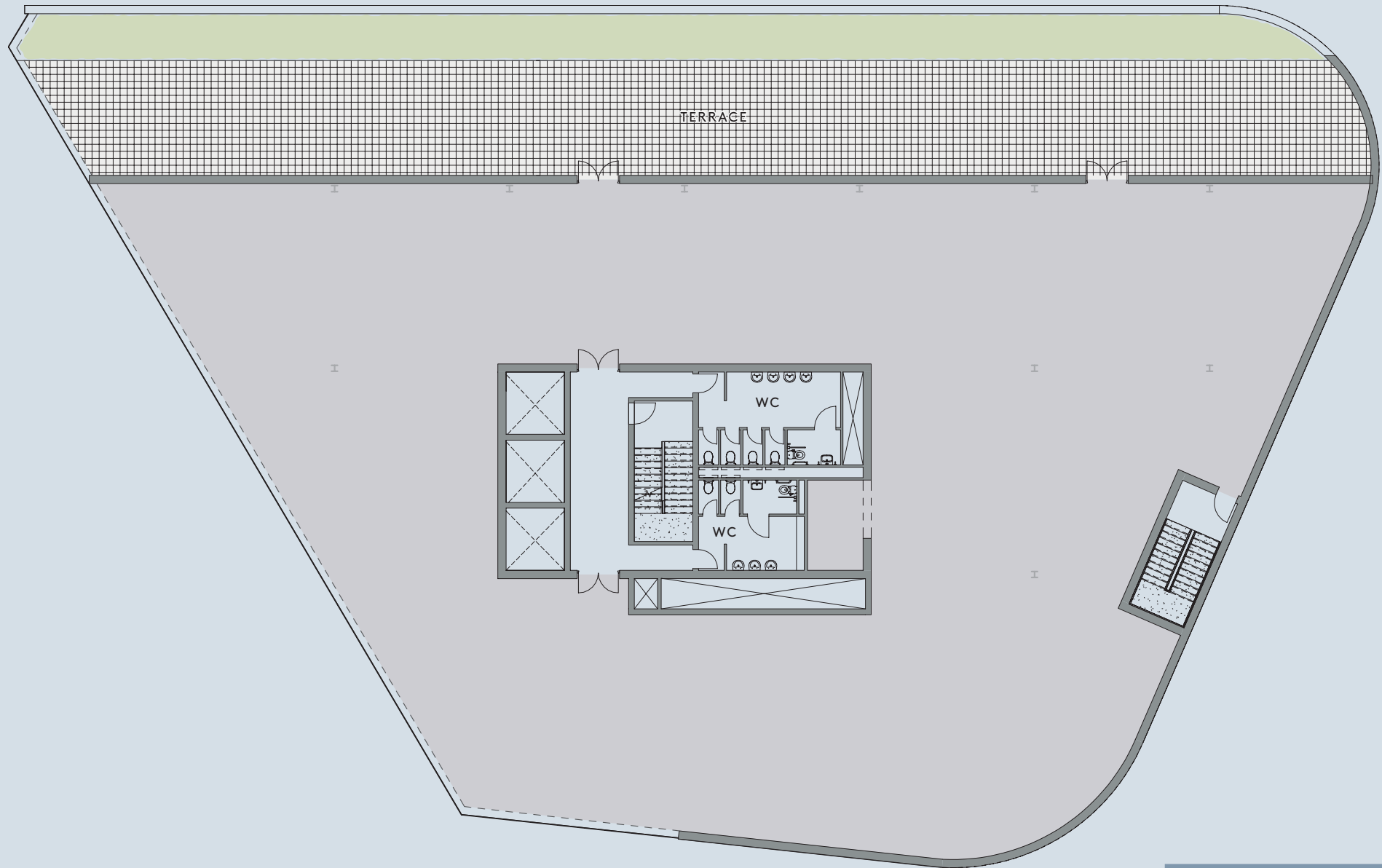
NET INTERNAL AREAS



	m ²	ft ²
Ground Floor	623	6,707
Ground Floor	430	4,630
First Floor	1,278	13,760
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7,732	83,223	

NET INTERNAL AREAS

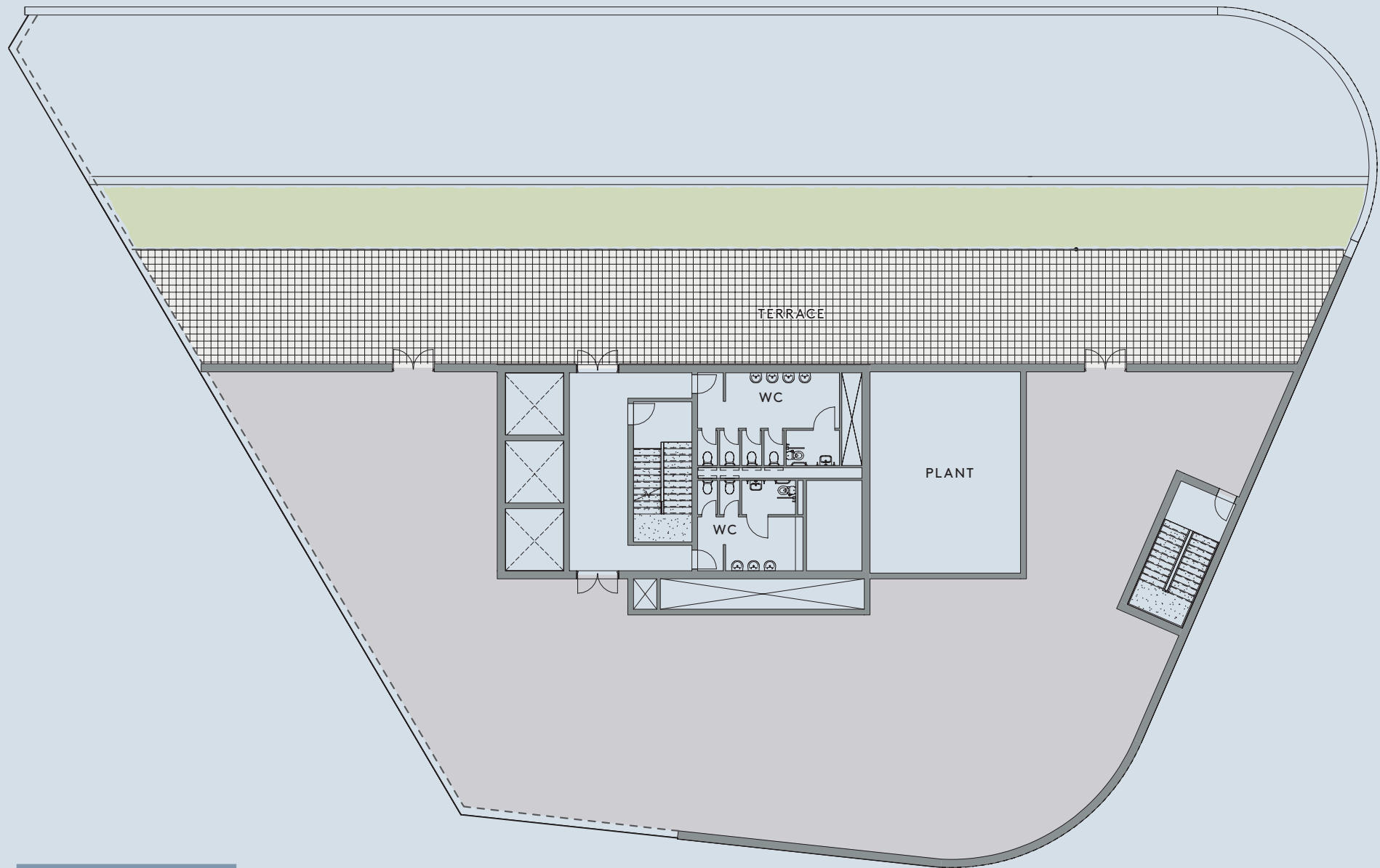
2.4 Floors



Floor 5

	m ²	ft ²
Ground Floor	623	6,707
Ground Floor	430	4,630
First Floor	1,278	13,760
Second Floor	1,353	14,564
Third Floor	1,353	14,564
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	7,732	83,223

NET INTERNAL AREAS



	m ²	ft ²
Ground Floor	623	6,707
Ground Floor	430	4,630
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NET INTERNAL AREAS	7,732	83,223

6 Floor

space planning



Floorspace
1,353m² | 14,564 ft²

Cellular Offices

One Desk Office	1
Two Desk Office	23

Headcount 47

Open-Plan Desks 49

Headcount 49

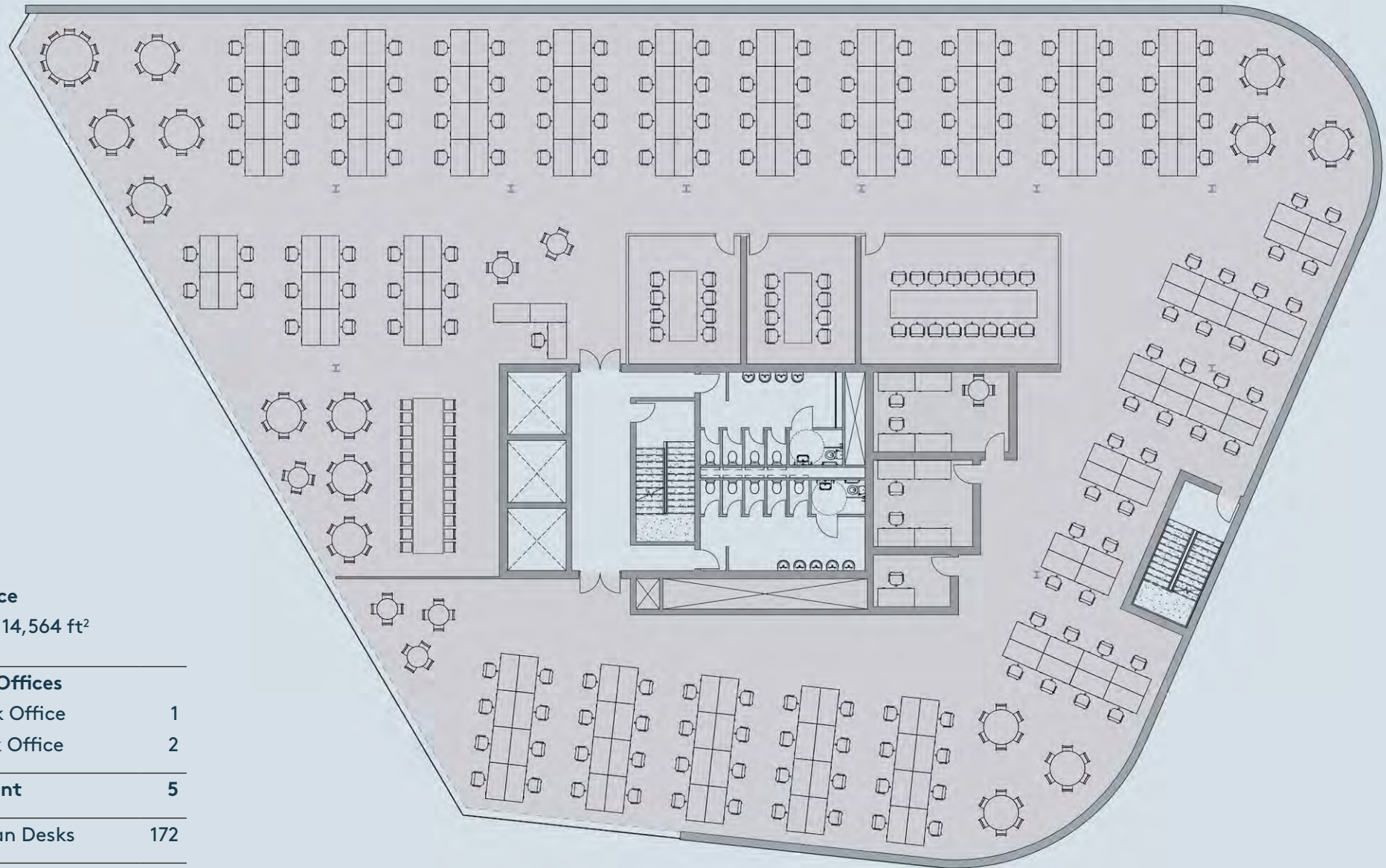
Total Headcount 96

Occupancy
14.0 m²/person

Meeting Rooms

- 1 x 19 person
- 2 x 12 person
- 1 x 10 person

Example Cellular Layout
2-4 Floors



Floorspace
1,353m² | 14,564 ft²

Cellular Offices	
One Desk Office	1
Two Desk Office	2

Headcount 5

Open-Plan Desks 172

Headcount 172

Total Headcount 177

Occupancy
8.0 m²/person

Meeting Rooms	
1 x 16 person	
2 x 8 person	

Example Open Plan Layout
2-4 Floors

Space planning

Have it your way

Flexible choice of internal finishes available.



CGI Typical Floor with Exposed Ceiling




Features & specification

Green
LANDSCAPED ROOF TERRACES WITH PANORAMIC VIEWS

COMMANDING BUILDING ENTRANCE SET WITHIN LANDSCAPED POCKET PARK WITH SEATING AND CYCLE STORAGE


Smart Building Technology
WITH INTEGRATED BUILDING MANAGEMENT SYSTEM



FULLY BCO GUIDE TO OFFICES SPECIFICATION 2014 COMPLIANT

Double height

'Light Box' reception
Glazed atrium and feature reception desk




Ceilings
SUSPENDED OR EXPOSED SOFFIT

FLOOR TO SOFFIT HEIGHT (EXPOSED) **3500 mm**


FLOOR TO CEILING HEIGHT **2850 mm**

150mm
RAISED FLOOR ZONE


Luxury
MALE/FEMALE WCs TO EACH FLOOR



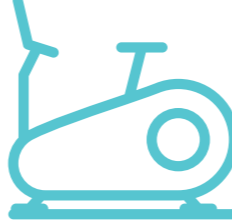
AIR CONDITIONING VARIABLE REFRIGERANT FLOW SYSTEM



Floor plates
EFFICIENT, OPEN PLAN FLEXIBLE FLOOR PLATES CAPABLE OF SUB-DIVISION




POTENTIAL TO ACCOMMODATE STAFF GYM/CAFÉ AT GROUND FLOOR




3x

PASSENGER LIFTS




GENERAL OCCUPANCY RATIO

1:8m²




High specification shower and dry rooms with secure lockers at basement level!

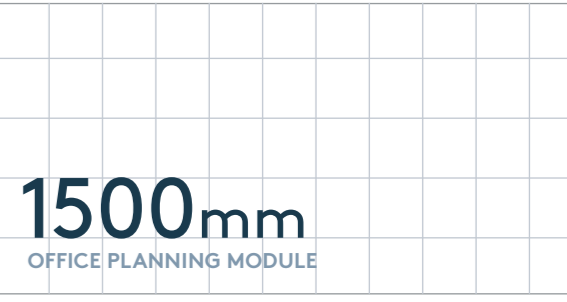


PROVIDING HIGH LEVELS OF NATURAL LIGHT


Large windows




1500mm
OFFICE PLANNING MODULE




Secure car park
WITH ELECTRIC CHARGE POINTS AND 105 CYCLE SPACES AT BASEMENT LEVEL



LG7 Compliant LED lighting with Passive Infrared occupancy detection



2.5 kN/m²
FLOOR LOADING (MINIMUM)



The Anvil is being developed by Bouygues Development and will be constructed by Bouygues UK offering unrivalled certainty of delivery.



Bouygues Development is a property development company focused on creating places.

Our schemes are designed to create a better environment and an improved quality of life for the communities that live, work or spend time in them.

We are the property development arm of Bouygues UK, part of the **Bouygues Group** that turns over **€33.5 billion** and is active in **80 countries**.

This financial strength gives us the flexibility to structure deals to meet the individual needs of each development.

We are currently delivering schemes across the UK with a gross development value in excess of **£1 billion** and have ambitious plans for further growth.

Our developments are characterised by a focus on community and sustainability, and we are proud to be a member of the UK Green Building council.

bouygues-development.com



Bouygues UK has been operating in the UK since **1997**, during which time the business has developed and grown organically. This, along with the acquisitions of **Denne Construction, Leadbitter, Thomas Vale and Warings** – and the creation of its specialist business, Bouygues Development – has helped the company to become one of the biggest players in the UK construction industry.

Operating on around **110 sites** at any one given time, from Birmingham to Bristol and Southampton to Swansea, Bouygues UK's annual turnover is in excess of **£860m** and it has a workforce of around **1800 people** to help deliver homes, infrastructure and regeneration for people living in communities across the UK.

www.bouygues-uk.com



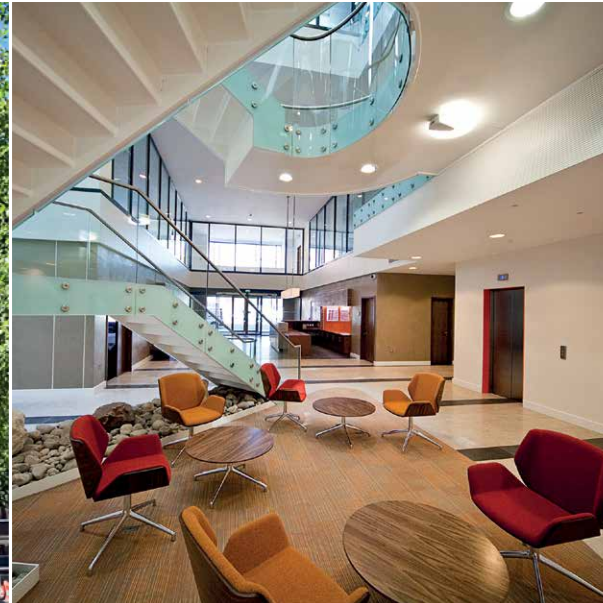
HOME OFFICE, WESTMINSTER
Developed by Bouygues under PFI



HOUNSLOW CIVIC CENTRE
Being developed by Bouygues Development



Global strength. Local focus.



Bouygues UK has delivered many of Bristol's most iconic office buildings.

THE PARAGON BRISTOL
Constructed by Bouygues UK
© Girts Gailans

AWARD-WINNING
AARDMAN ANIMATIONS STUDIO BRISTOL
Constructed by Bouygues UK



© Girts Gailans



THE ANVIL | TEMPLE QUARTER ENTERPRISE ZONE | BRISTOL

CGI North East Elevation



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BOUYGUES DEVELOPMENT

bouygues-development.com

IN A JOINT VENTURE WITH



land&buildings
land-buildings.com

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CONNECTIVITY
OCCUPIERS

TEMPLE QUARTER
LOCATION

GREEN CREDENTIALS
FLOOR PLANS

SPACE PLANNING
SPECIFICATION

DEVELOPERS
AGENTS

www.theanvilbristol.co.uk