

SPECTRUM

REALISE YOUR POTENTIAL

BRISTOL | BS1 3LG

SEE YOUR WORKPLACE FROM A FRESH PERSPECTIVE

Spectrum is one of the City's most prominent and distinctive office buildings, providing 114,000 sq ft of exceptional office space in the heart of Bristol City Centre.



**5 X 10 PERSON
PASSENGER LIFTS**



**CONTEMPORARY DOUBLE
HEIGHT GLAZED RECEPTION**



**COMMISSIONAIRE TO
MEET AND GREET GUESTS**



**EXTENSIVE SHOWERS
& LOCKER FACILITIES**



**BRISTOL'S OWN SANDWICH SANDWICH SHOP
LOCATED WITHIN THE BUILDING**



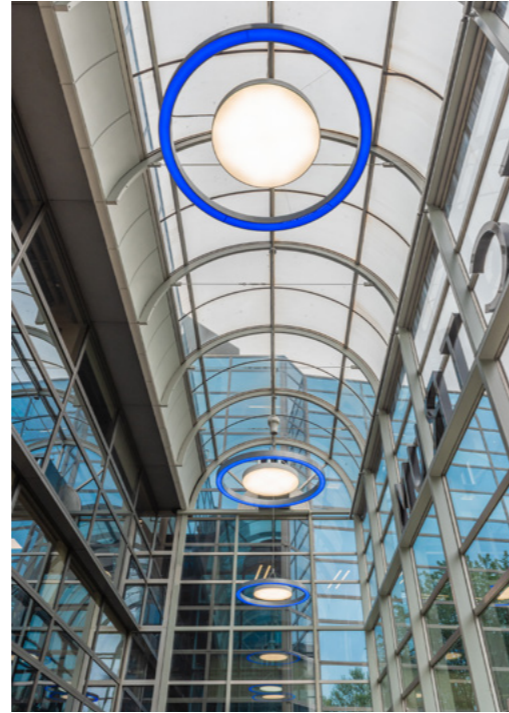
**OPPORTUNITY FOR
CORE AND FLEX SPACE**



**SPEED GATES FOR FAST BUT SECURE
ACCESS INTO THE BUILDING**



**WIREScoreD GOLD PROVIDING
SUPERB CONNECTIVITY**





SCHEDULE OF AREAS

SUITE	SQ FT	SQ M
Suite D	3,900	362.3
Suite E	4,940	458.9
Total	8,840	821.3

THE AVAILABLE SPACE

The ground floor will be fully refurbished and will offer light airy workspace, creating an inspiring place to work.



 METAL GRID SUSPENDED CEILING

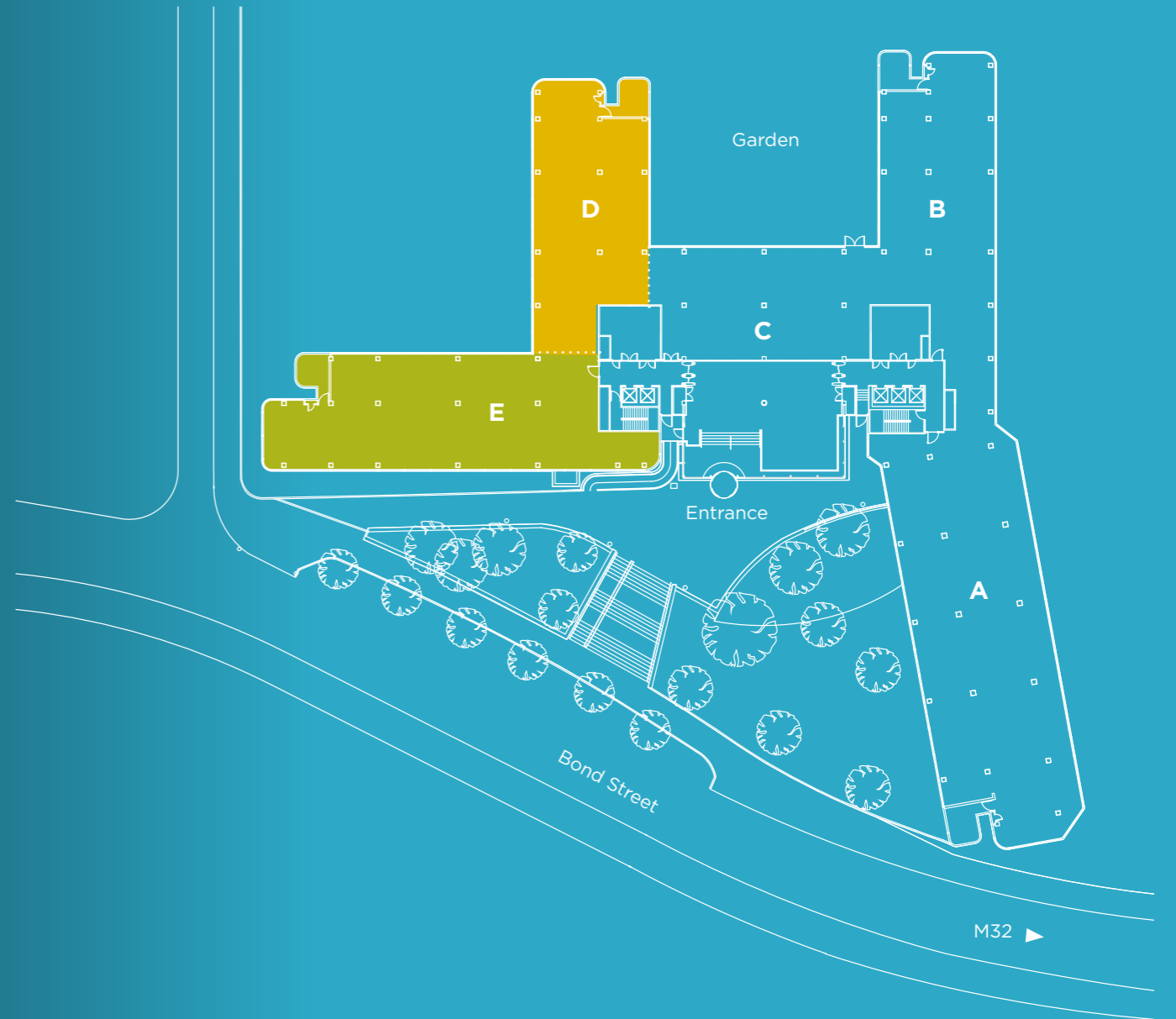
 ENERGY EFFICIENT LED LIGHTING

 FULLY ACCESSIBLE RAISED FLOORS

 VRF AIR CONDITIONING WITH SWIRL DIFFUSERS

 AUTOMATED AIR HANDLING

 EPC B







SHOPPING

- 1 Primark
- 2 Harvey Nichols
- 3 House of Fraser
- 4 Superdry
- 5 Samsung
- 6 Ted Baker
- 7 TK Maxx
- 8 Sainsbury's

CAFÉS

- 1 Starbucks
- 2 Café Nero
- 3 Itsu
- 4 Farro Bakery
- 5 Cosies
- 6 Mickey Zoggs
- 7 Costa Coffee
- 8 Pret

- 9 Soho Coffee House
- 10 Triple Two Coffee
- 11 Cupp Bubble Tea

FITNESS / LEISURE

- 1 Pure Gym
- 2 The Gym Group
- 3 Cima-Fit

HOTELS

- 1 Moxy Hotel
- 2 Hampton by Hilton
- 3 Bristol Marriott Hotel
- 4 Mercure Bristol Hotel
- 5 Premier Inn
- 6 Holiday Inn Express
- 7 Leonardo
- 8 Ibis

BARS / RESTAURANTS

- 1 Coal Bar
- 2 The Real Greek
- 3 Zizzi
- 4 TGI Fridays
- 5 Wingstop
- 6 Casa Brazil
- 7 Pizza Express
- 8 Yo!

- 9 Tortilla
- 10 Bubbleology
- 11 Wagamama
- 12 Full Moon
- 13 Attic Bar
- 14 New Bristol Brewery

PROMINENTLY LOCATED WITH EASY ACCESS TO A WIDE RANGE OF AMENITIES

This landmark building is situated at the foot of the M32 within a quarter of a mile of Bristol Bus Station and 15 minutes walk from Bristol Temple Meads Railway Station which has a fast, regular service to London Paddington.





spectrumbristol.co.uk

MISREPRESENTATION

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