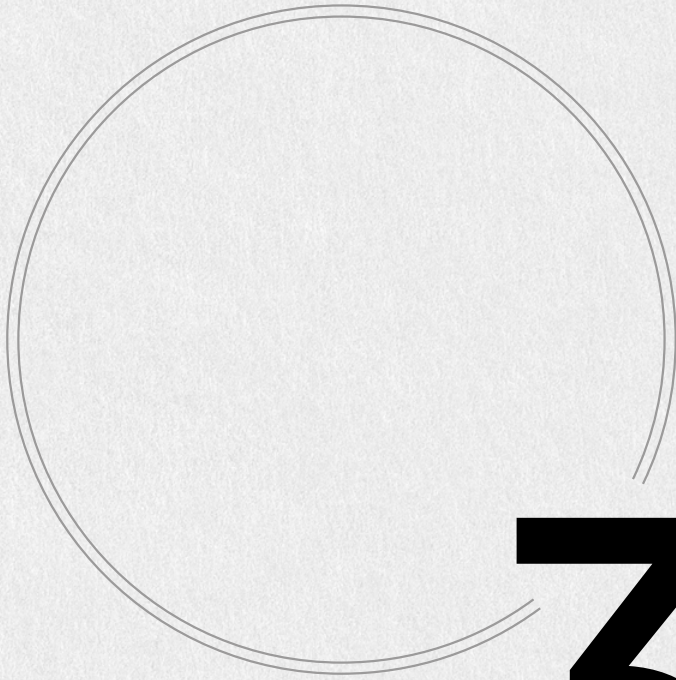
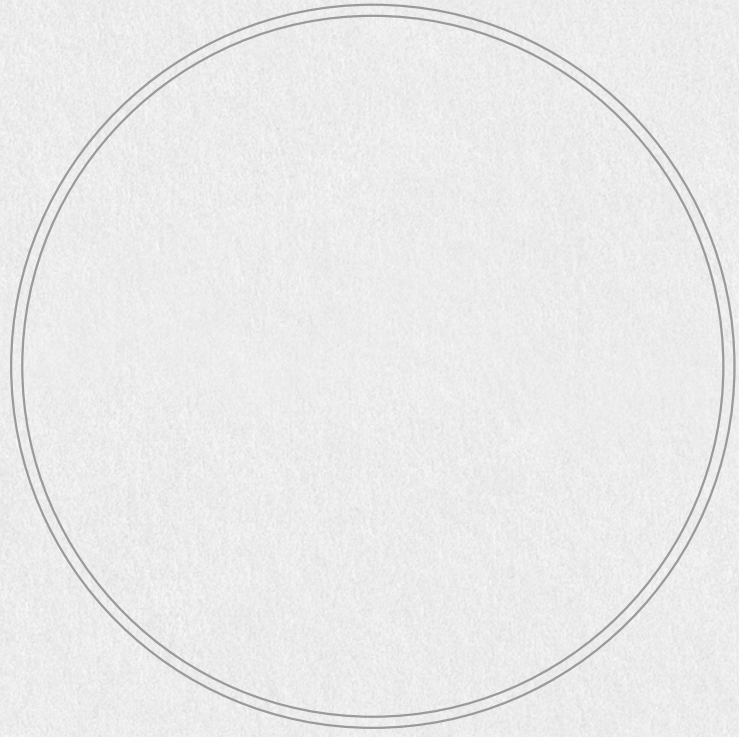


2,377 - 43,859 sq ft



360

BRISTOL



The grand circle.

360 Bristol is an 8 storey office building with stunning full height atrium, prominently positioned in the heart of Bristol. Retail and leisure amenities are on the doorstep with Cabot Circus and Broadmead less than a 5 minute walk. 360 is also on the fringe of Stokes Croft with its trendy coffee shops, bars and restaurants and nightlife.

360 is undergoing a substantial refurbishment which on completion will provide exciting open plan office space with an exposed services finish.



BRISTOL
093
6
5
4
3
2
1
0
1



The full circle.

The building will benefit from market leading amenities including a café/business lounge, exceptional internet connectivity, direct cycle in access, fully serviced gym, showers, changing & drying facilities.



<p>WiredScore rated</p>	<p>Café/business lounge</p>	<p>Exposed services finish</p>	<p>Cycle storage</p> <p>74 spaces</p>
<p>Air conditioning</p>	<p>Fully serviced gym</p>	<p>Showers</p>	<p>Lockers</p>
<p>Drying room</p>	<p>Direct bicycle access</p>	<p>High speed broadband</p>	<p>Backbone Connect</p> <ul style="list-style-type: none"> • Ultra High Speed internet, with up to 10GB capacity. • Resilient Cat 6 Cabling pre installed to all vacant floors. • Wi-Fi installed and managed throughout the Gym, Bike Store, Reception and Business Lounge.





Second floor
high density fit out

- 1:6m² office density
- Open plan office - 186 desks
- 1x reception / holding area
- 1x visitor refreshment area
- 1x kitchen breakout space
- 1x teapoint
- 2 x 6 person meeting room
- 1x 8 person meeting room
- 1x comms room
- 3 x printer areas
- 6 x meeting / collaborative working areas
- 5 x hotdesks
- 1x innovation / training rooms



Sixth floor
low density fit out

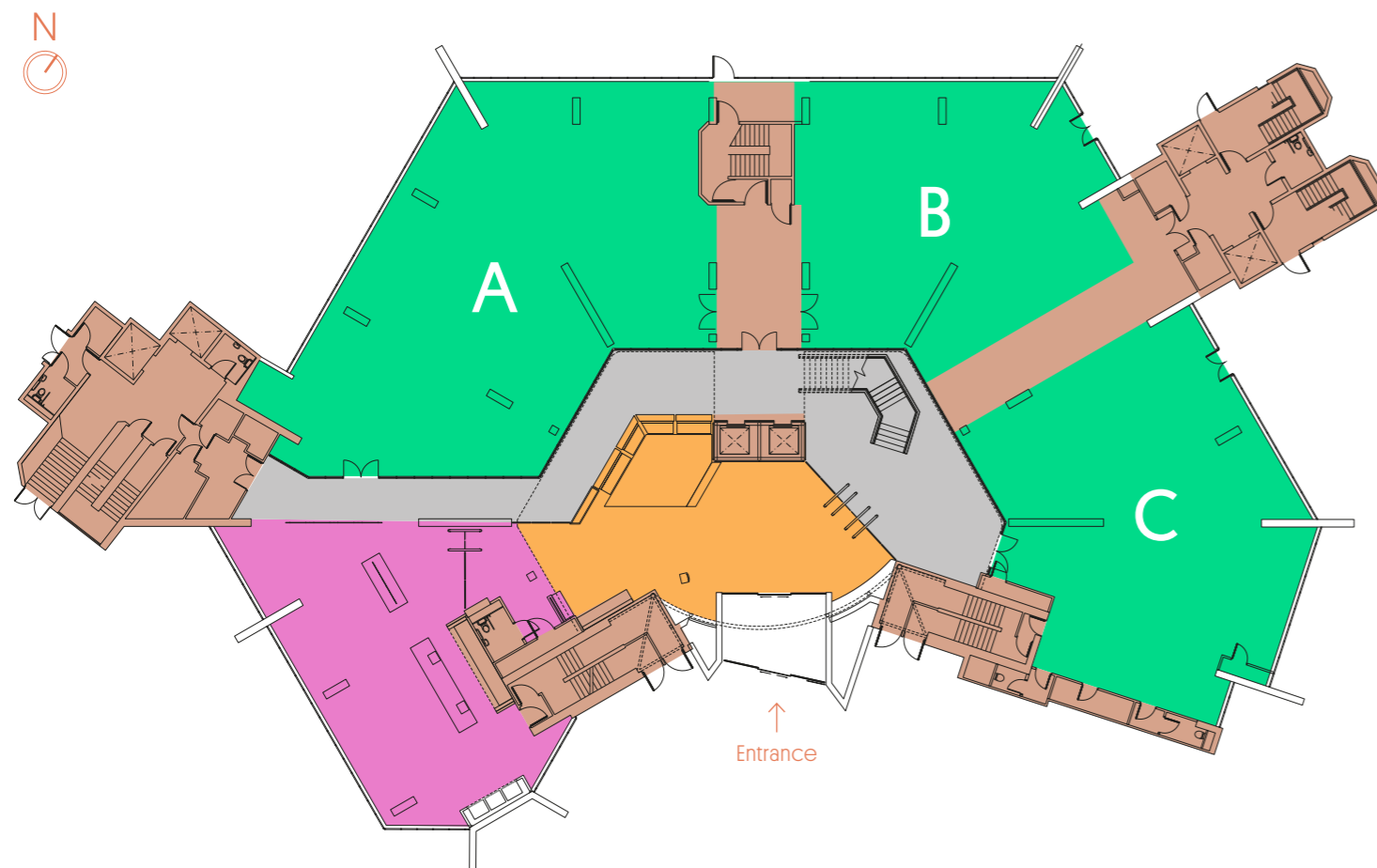
- 1:10m² office density
- Open plan office - 118 desks
- 1x reception / holding Area
- 1x visitor refreshment area
- 1x kitchen breakout space
- 1x teapoint
- 1x 4 person meeting room
- 2 x 6 person meeting room
- 1x 28 person conference / training room
- 1x comms room
- 3 x printer areas
- 11x meeting / collaborative working areas
- 3 x meeting pods
- 16 x hotdesks



The inner circle.

360 is 107,000 sq ft in total. Of this 43,859 sq ft is being transformed to offer light bright open plan floor plates. The newly refurbished accommodation is available as a whole or on a floor by floor or wing by wing basis.

Ground: 8,675 sq ft (806 sq m)



Ground Floor suites

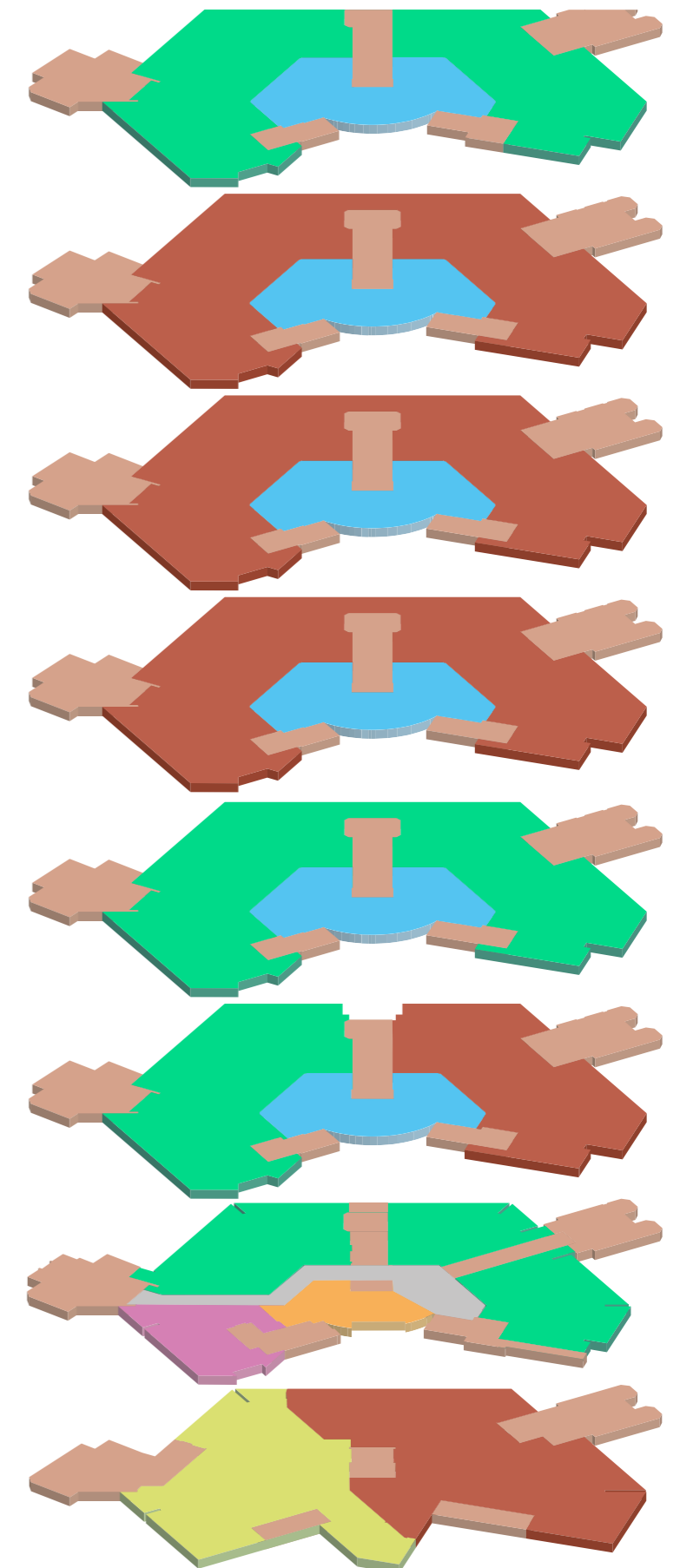
A	3,707 sq ft	344.4 sq m
B	2,377 sq ft	220.8 sq m
C	2,591 sq ft	240.7 sq m

Key

Available space	Bike store, gym, m/f showers
Let space	Core
Reception, café/collaboration space	Atrium
Café/break out space	Circulation

Floor plans not to scale, for identification purposes only

Sixth	13,779 sq ft	1,280 sq m
Fifth	LET	
Fourth	LET	
Third	LET	
Second	13,688 sq ft	1,272 sq m
First	7,717 sq ft	717 sq m
Ground	8,675 sq ft	806 sq m
Lower Ground	Gym / LET	
Total	43,859 sq ft	4,075 sq m



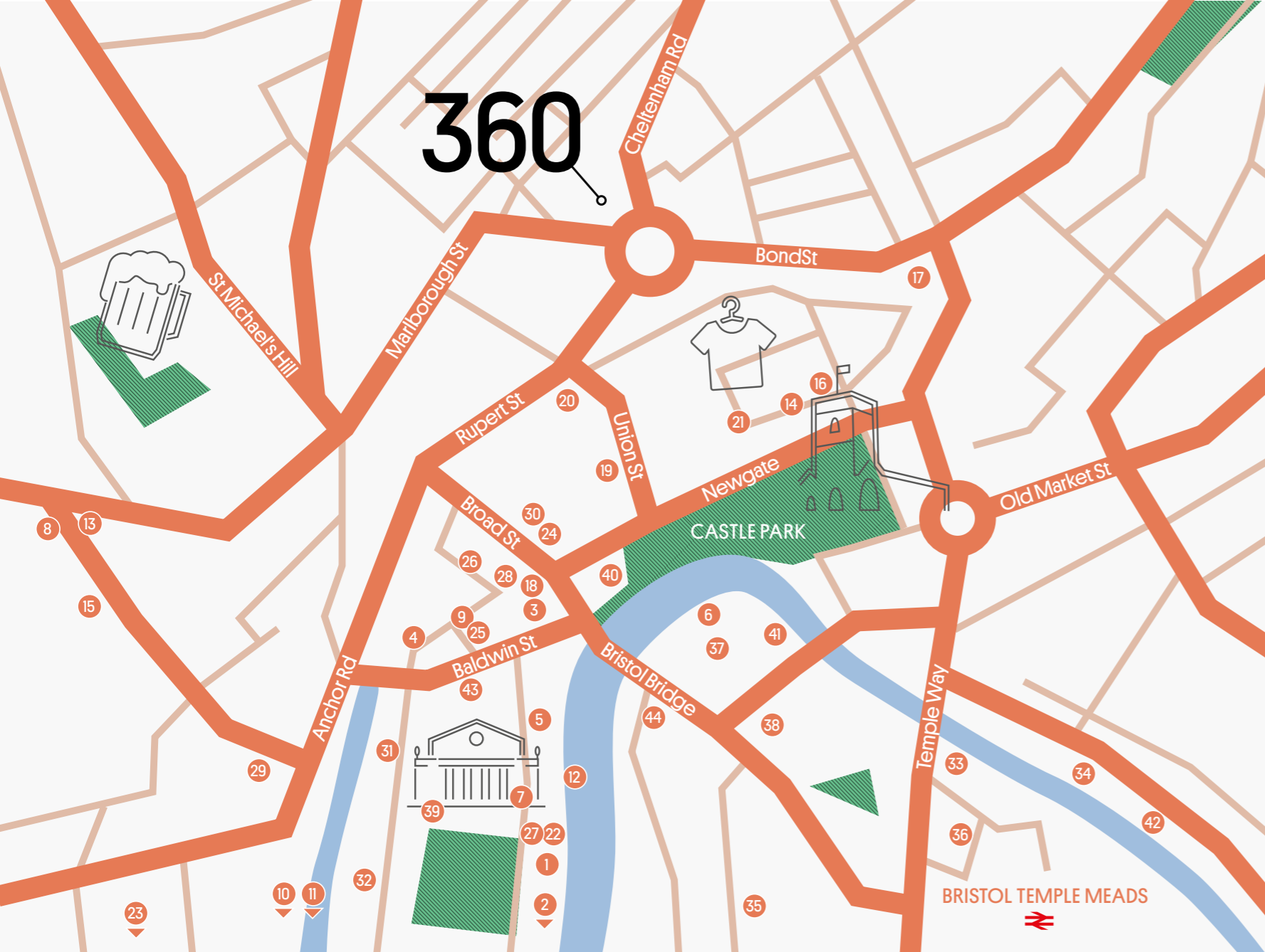
Floor areas provided from architect plans measured on a net internal area basis



Move in the right circles.

360 has fantastic access to shopping, eating, drinking and relaxing options all within a short walk. The central bus station is on the opposite side of the road to 360 and Bristol Temple Meads train station is within a 20 minute walk through the vibrant shopping centre of the city.





Circle around.



Bars + Restaurants

- 01 Adelina Yard
- 02 Casamia
- 03 Chomp
- 04 Franco Manca
- 05 King Street Brew House
- 06 Left Handed Giant
- 07 Loch Fyne
- 08 Pinkmans Bakery
- 09 Pata Negra
- 10 Root
- 11 Tare
- 12 The Apple

Retail

- 13 Ace & Tate
- 14 Apple
- 15 Cooshti
- 16 Harvey Nichols
- 17 Whistles

Fitness

- 18 Cityzen Bikram & Hot Yoga
- 19 Fitness4Less
- 20 PureGym
- 21 The Gym
- 22 Workout Harbourside

Coffee

- 23 Friska
- 24 Full Court Press
- 25 Playground Coffee House
- 26 Small Street Espresso
- 27 Spicer+Cole

Hotels

- 28 Bristol Harbour Hotel
- 29 Marriott Royal
- 30 Mercure Bristol Grand
- 31 Radisson Blu
- 32 The Bristol Hotel

Local occupiers

- 33 Womble Bond Dickinson
- 34 Burges Salmon
- 35 DAC Beachcroft
- 36 Deloitte
- 37 EDF
- 38 EY
- 39 KPMG
- 40 Lloyds Banking Group
- 41 NFU Mutual
- 42 PWC
- 43 RBS
- 44 TLT LLP

1h 7m super fast train journey time to London

15 mins by road to M4/M5 interchange

8 miles from Bristol International Airport

20 mins walk to the station

16 ferry boats stops throughout the city

90+ trains a day

1,000+ YoBikes available to hire in city centre

Terms

The accommodation is available as a whole or in part by way of new leases direct from the landlord.

360Bristol.co.uk



Andy Smith

Andy.Smith@knightfrank.com
+44 (0)117 917 4537

Martin Booth

Martin.Booth@knightfrank.com
+44 (0)117 917 4990



Simon Price

sprice@alderking.com
+44 (0)117 317 1084

Tom Dugay

tdugay@alderking.com
+44 (0)117 317 1094

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