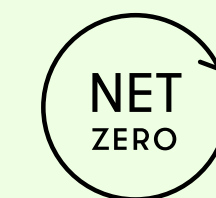
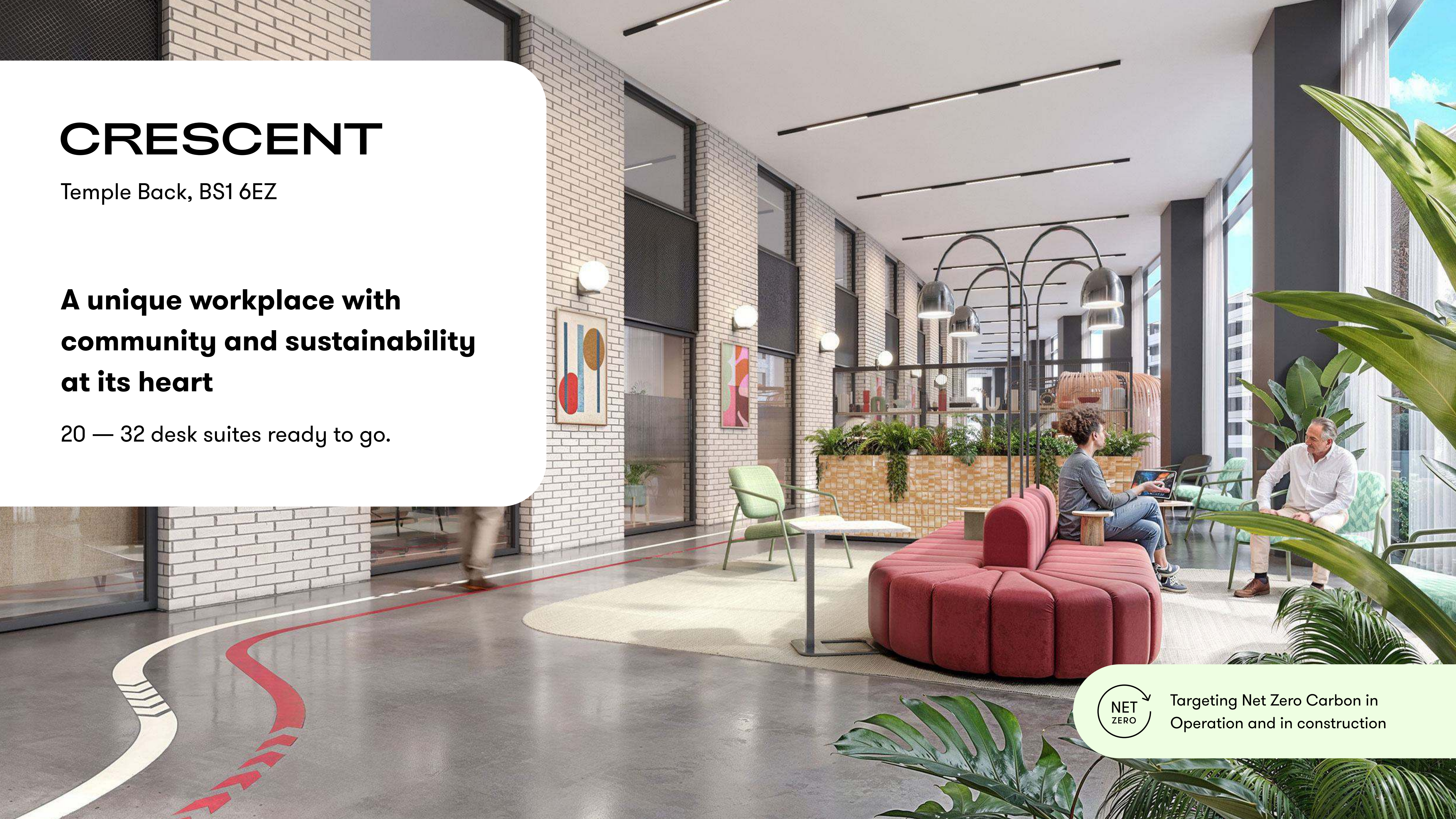


# CRESCENT

Temple Back, BS1 6EZ

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

20 — 32 desk suites ready to go.



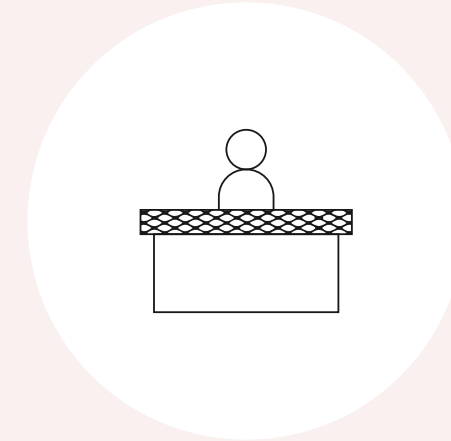
Targeting Net Zero Carbon in  
Operation and in construction



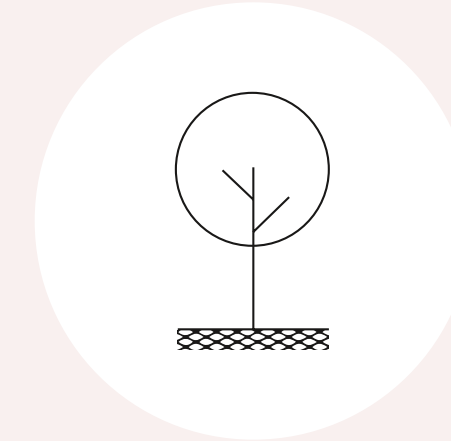
# Key features



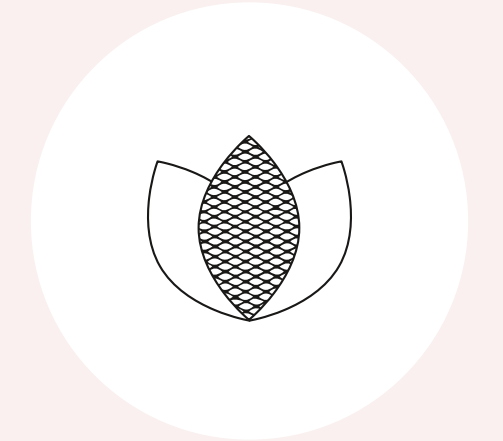
19,400 sq ft of wellbeing, amenity space and private garden



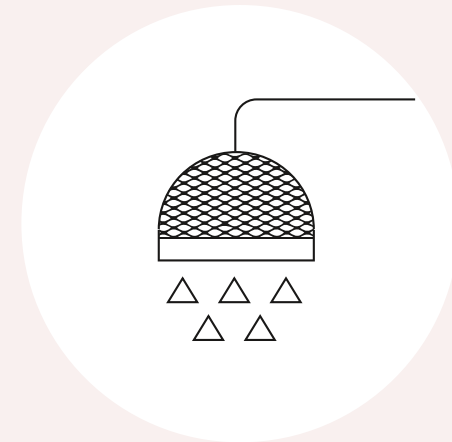
Large open plan reception and collaboration space



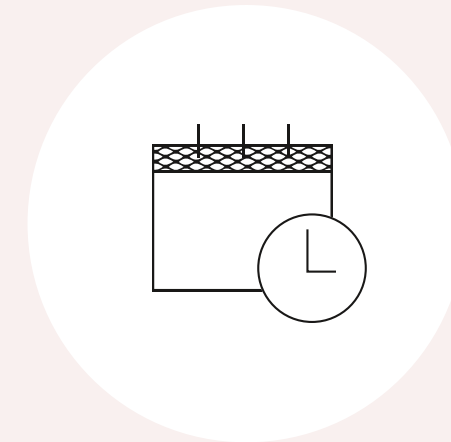
Unique private garden with access to Temple Gardens



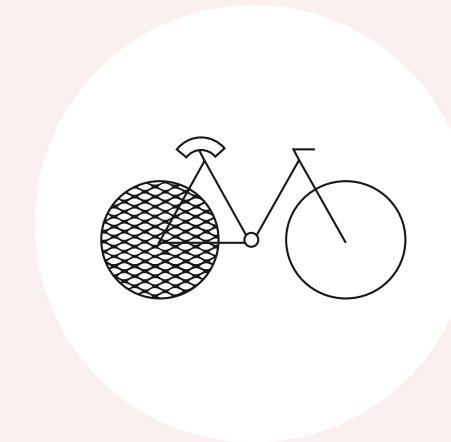
808 sq ft gym and wellness studio



Showers and changing facilities



Events programme run by CEG Life app



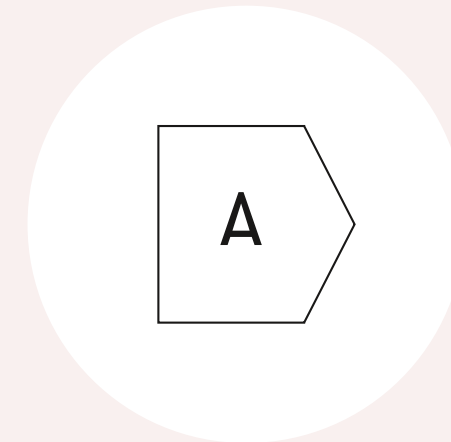
164 cycle spaces and 180 lockers



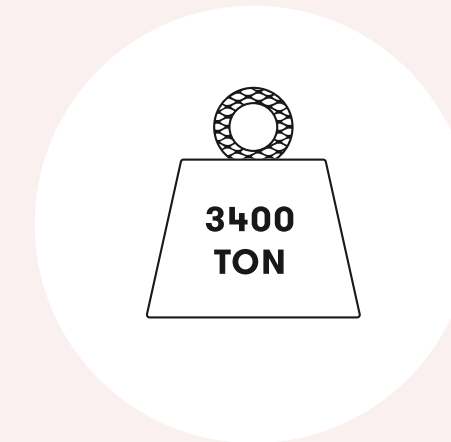
An all-electric building



Targeting Cyclescore Platinum



EPC A



3,400 tonnes of embodied carbon saving



BREEAM Excellent

## Space to meet, greet and collaborate

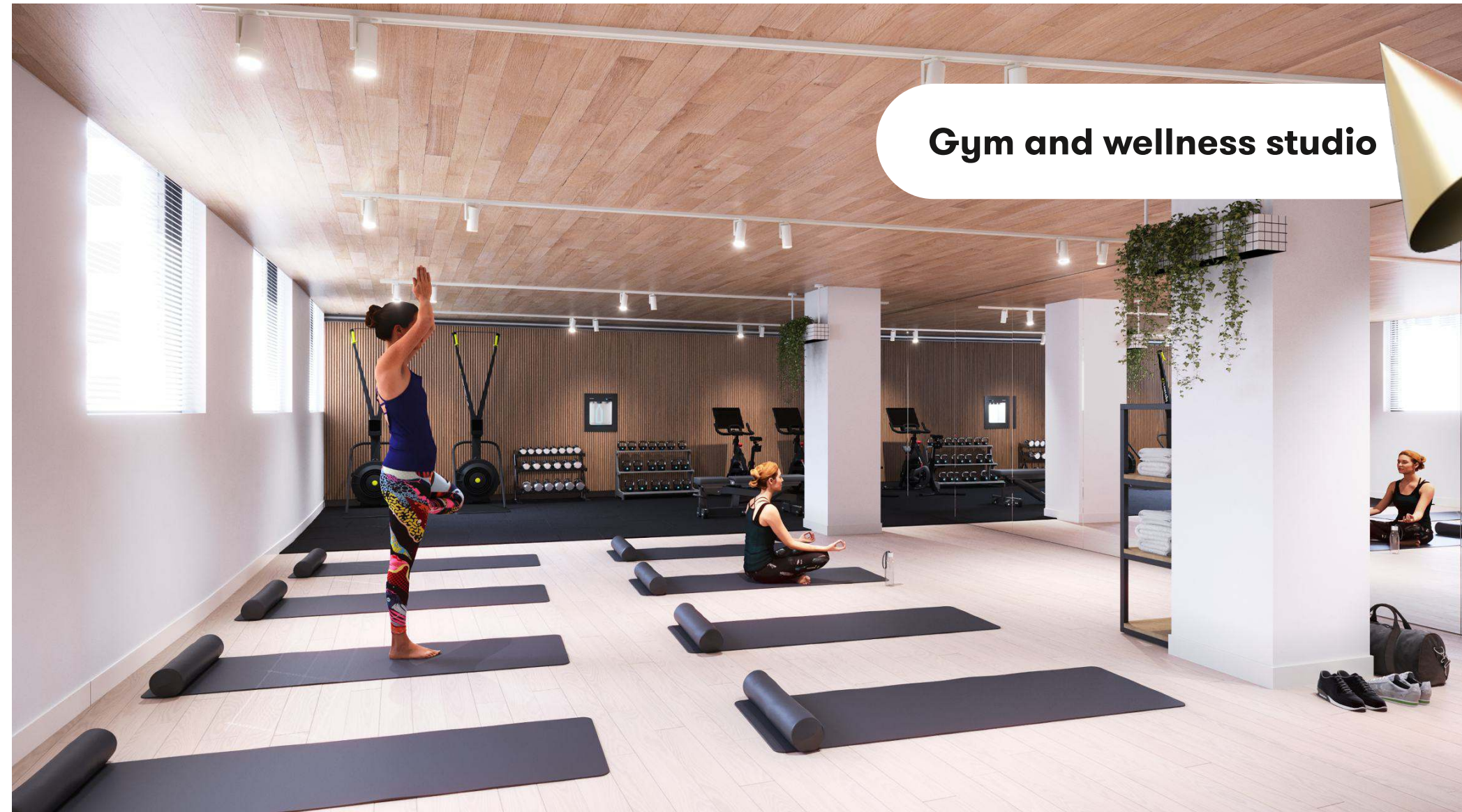
A new ribbon creates an impressive communal space spanning the entire width of the building, filled with natural light and open areas designed for social meet-ups, breakout sessions, and collaborative work.



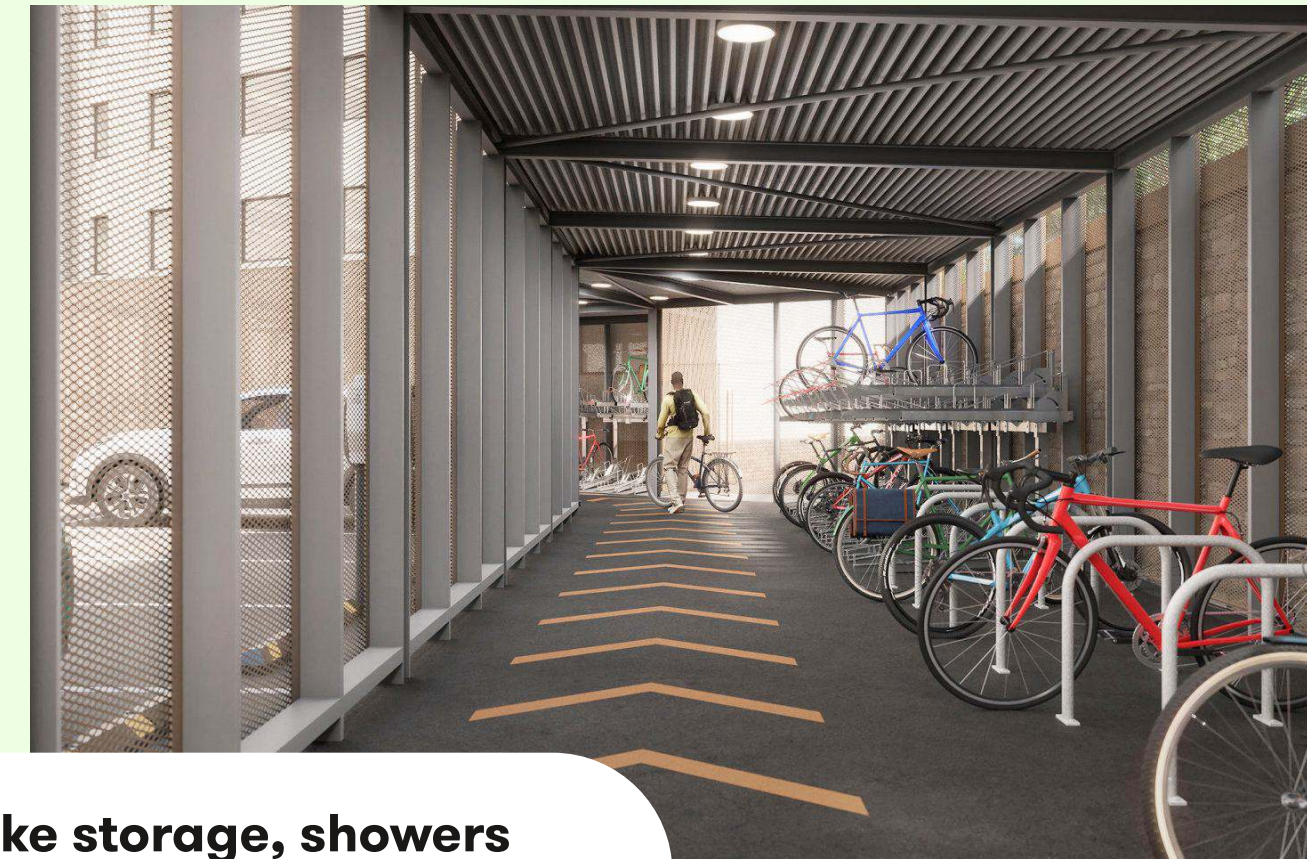
On-site cafe



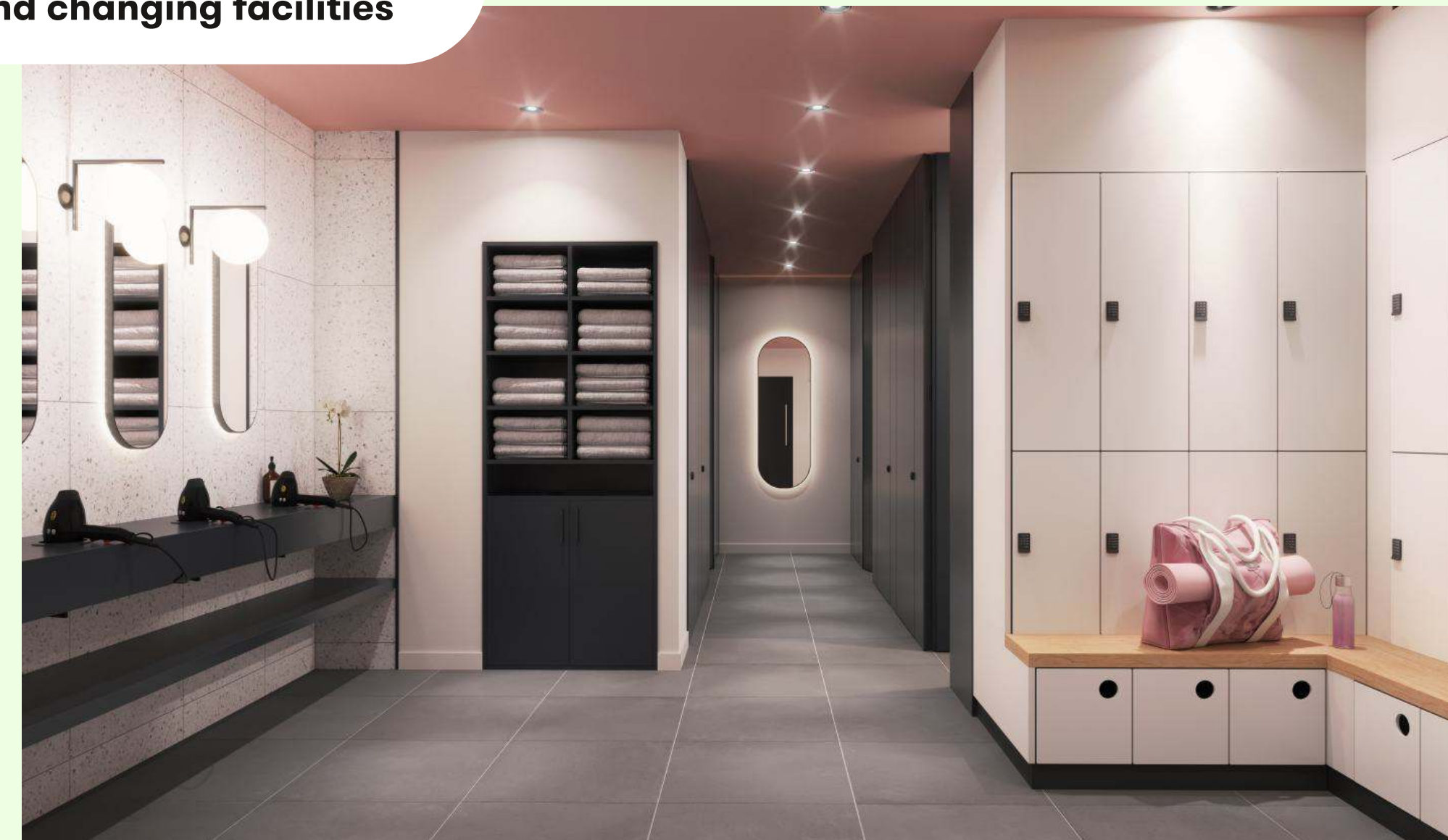
Large open plan reception and collaboration space



**Gym and wellness studio**



**Bike storage, showers and changing facilities**



**Communal private garden**



# 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





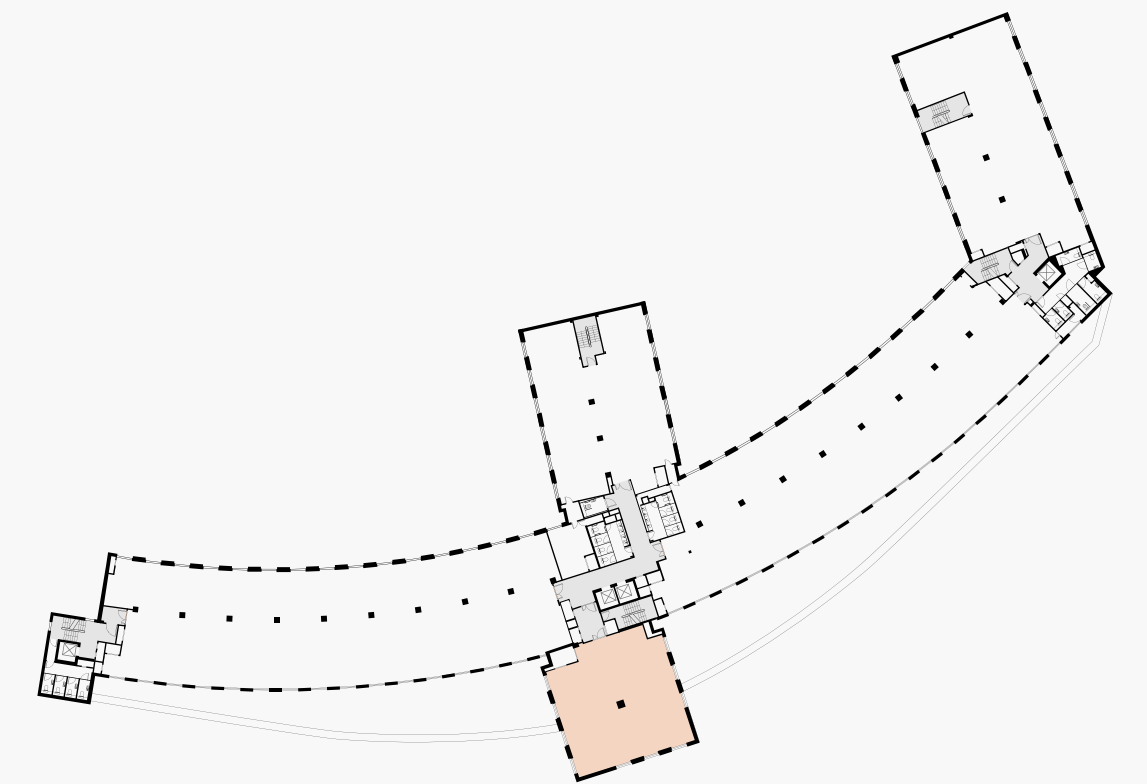
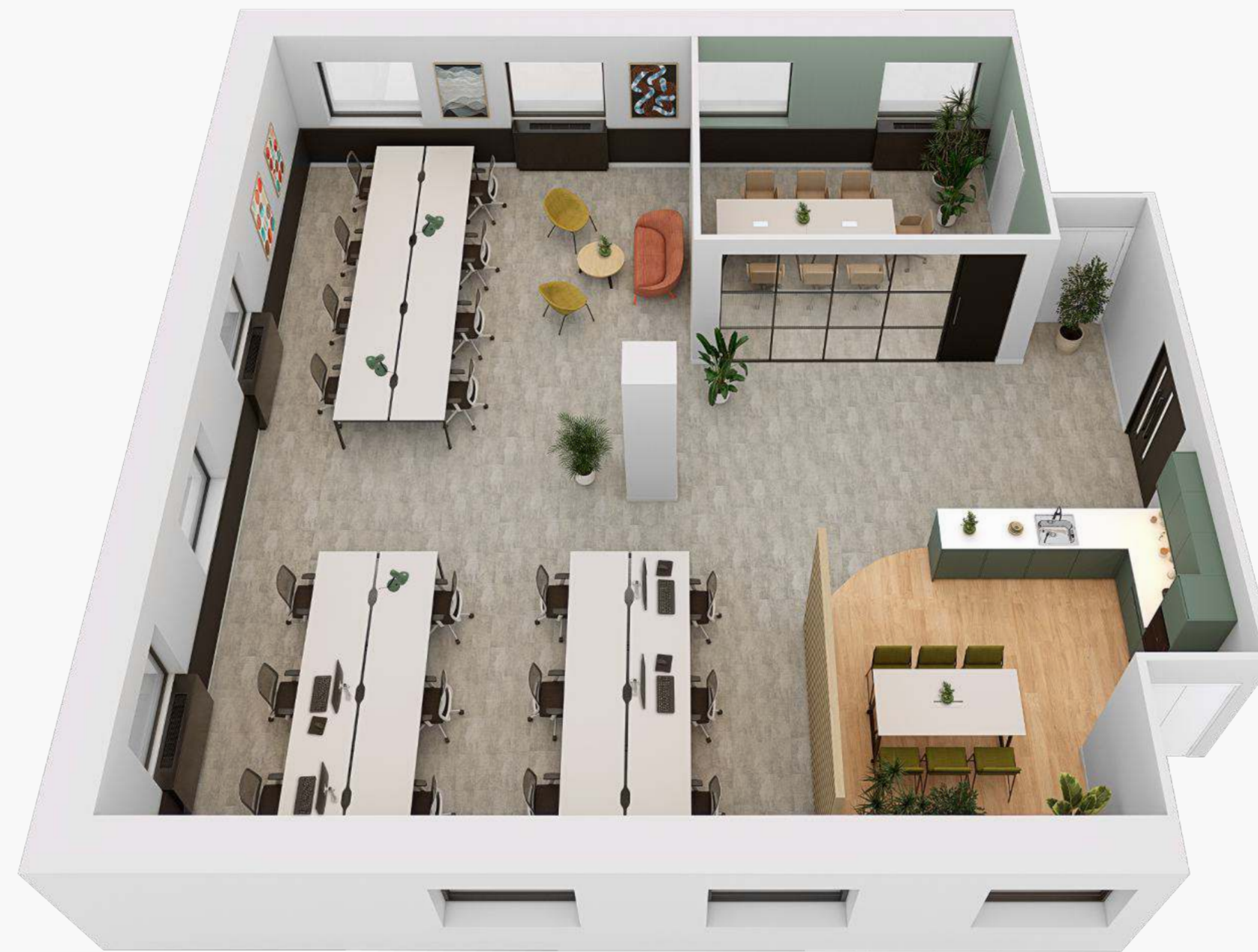
Fitted suites ready to occupy from January 2025



# 20 desk suite

Fourth floor office space: Block D  
1,610 SQ FT / 149 SQ M

DESKS (1400mm x 800mm)	20
MEETING ROOM (6x person)	1
TEAPOINT / BREAKOUT	1
SOFT LOUNGE	1

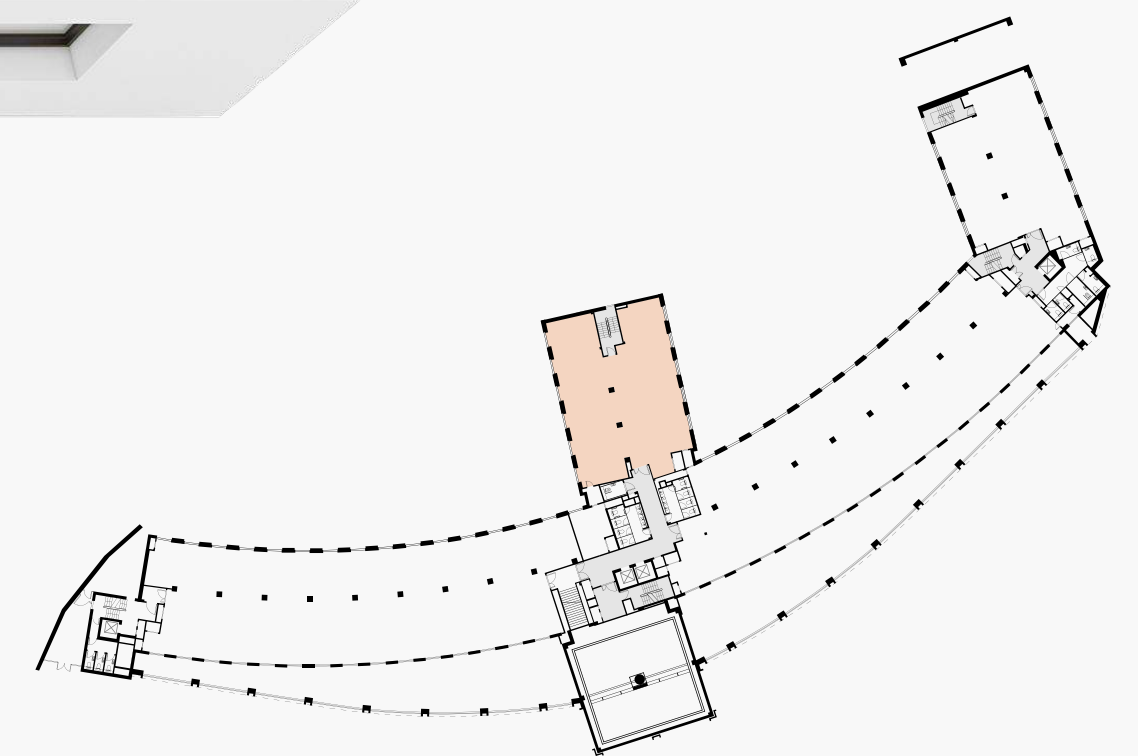


# 24 desk suite

Fourth floor office space: Block C  
2,199 SQ FT / 204 SQ M



DESKS (1400mm x 800mm)	24
WELLNESS ROOM	1
MEETING ROOM (10x person)	1
TEAPOINT / BREAKOUT	1
SOFT LOUNGE	1
PRINT POINT / STORAGE	2

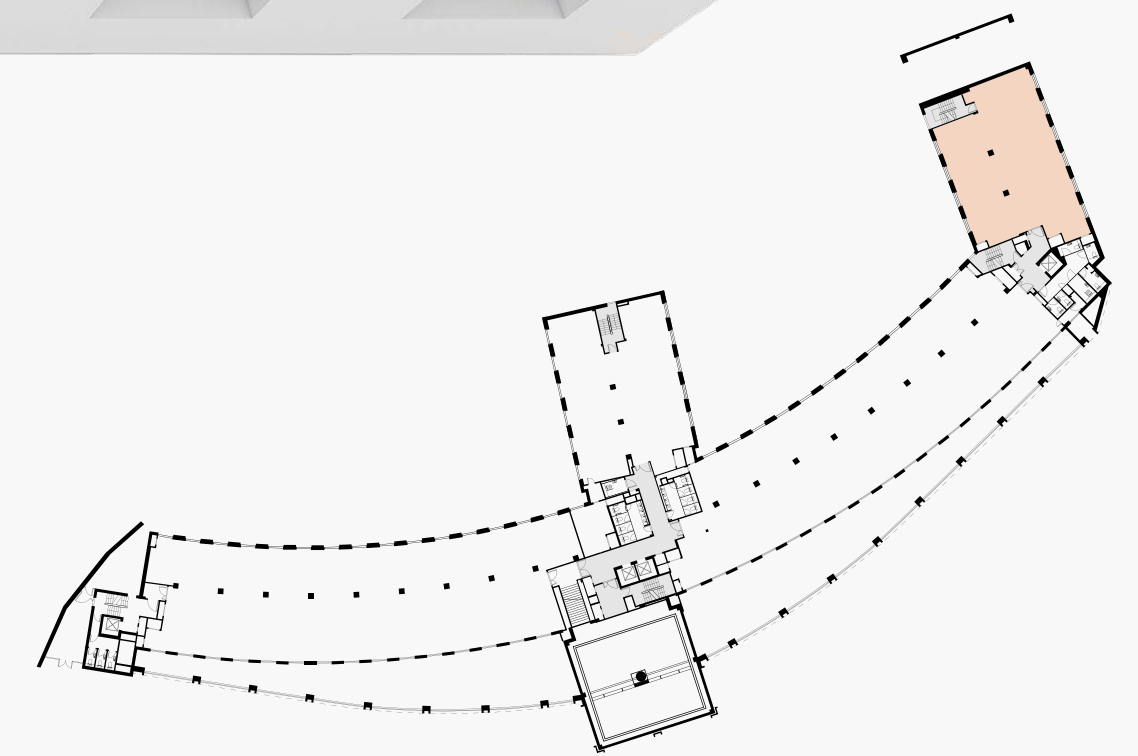


# 32 desk suite

Fourth floor office space: Block E  
2,782 SQ FT / 258 SQ M



DESKS (1400mm x 800mm)	32
COLLABORATION SPACE (8x person)	1
MEETING ROOM (6x person)	1
MEETING ROOM (9x person)	1
TEAPOINT / BREAKOUT	1
SOFT LOUNGE	1
PRINT POINT / STORAGE	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 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

- 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



# Let's talk

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Temple Back, BS1 6EZ

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