

Everything your
business needs
to flourish.



Where productivity & lifestyle converge

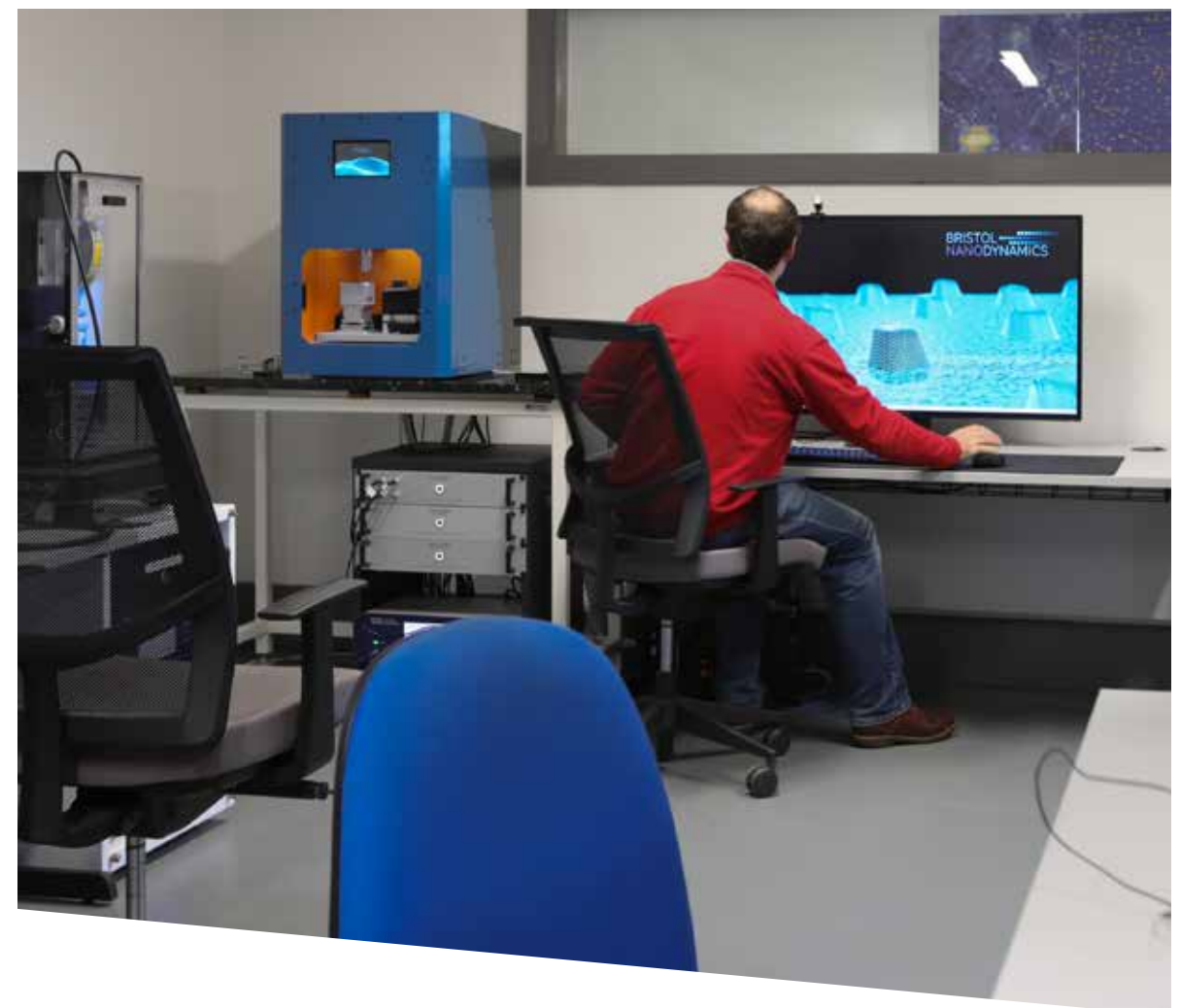
Balancing productivity and lifestyle, our building redefines the modern workspace by offering a harmonious blend of traditional leases and fully inclusive serviced offices. Whatever your workspace requirements are, we can find the perfect solution for you.

Thoughtfully designed to meet the diverse needs of businesses and their teams, our space offers premium, design-led workspaces paired with a range of communal facilities and amenities. It's more than just a place to work - it's a place to thrive.



A thriving hub of businesses

From established enterprises to growing start-ups, HERE is home to a diverse range of businesses. This thriving community supports collaboration and growth, with each company bringing its unique strengths to the dynamic environment that helps defines the space.



Where community thrives

Experience a vibrant atmosphere with a myriad of activities. From frequent tenant socials and dynamic business networking events to engaging public gatherings, there's always something happening to foster connection and collaboration.



Building a greener, more responsible future

As part of our commitment to sustainability and the environment, we're proud to rejuvenate and repurpose an existing building, significantly reducing the carbon footprint associated with demolition and new construction. This approach aligns with our dedication to creating a greener future, delivering a state-of-the-art, eco-friendly workplace while minimising the environmental impact.



On-site initiatives:

- PV panels on the roof produce green electricity. To date we have produced 65.6 MWh which is enough electricity to toast power 24 average size houses for an entire year.
- 96% of our waste is recycled, with 100% for dry mixed recycling, glass and food. Our food collected by trucks powered the methane produced waste.
- 6 Pod point EV charging points (7-22kwh)
- 58 wall planters with circa 158 plants, which helps the air quality, improves health and mood.
- Cycling facilities include secure storage for 72 bikes, a shower block and drying room.
- LED lights throughout the commonparts, offices and WCs. Most are operated by PIR ensuring when a light is not needed it switches off.
- We harvest rainwater to water all the indoor plants.



Outstanding on-Site facilities

Everything your business needs to thrive, from modern meeting rooms, collaborative break-out zones, super-fast broadband, and healthy on-site dining options. You'll also enjoy access to a fully-equipped gym, spacious outdoor areas, and ample parking. Plus, with amenities like showers, a games room and bike storage, every aspect of your workday is thoughtfully catered to for your comfort and convenience.



On-site facilities:



HIGH SPEED INTERNET

Ultra fast, with various on-site options tailored to your business requirements



BREAKOUT AREAS

Spread throughout the building to enable a change of scenery.



OUTDOOR SPACE

Ideal for enjoying fresh air or a refreshing change of scenery to savor your lunch.



DOG FRIENDLY ENVIRONMENT

We welcome your furry companions to enjoy the space alongside you.



MEETING ROOMS

Including full conference facilities to meet your professional needs.



SECURE CYCLE STORAGE

Including a dedicated drying room, providing a safe and convenient solution rain or shine.



EV CHARGING POINTS ON SITE

Super fast charging points available for your convenience.



GYM & WELLBEING

Fully equipped on-site gym with scheduled classes



GAMES ROOM

table tennis, pool, darts, table footy & retro video games



SHOWERS & LOCKERS

Offer the perfect blend of comfort and convenience, ensuring you feel refreshed to go about your day



ON-SITE CAFE

Hot & cold food served between 08:00 to 16:00 plus catering facilities



STAFFED RECEPTION

(07:30 to 17:30 - Mon to Fri) visitors greeted and mail received



24 HOUR ACCESS

access to the building is 24/7/365



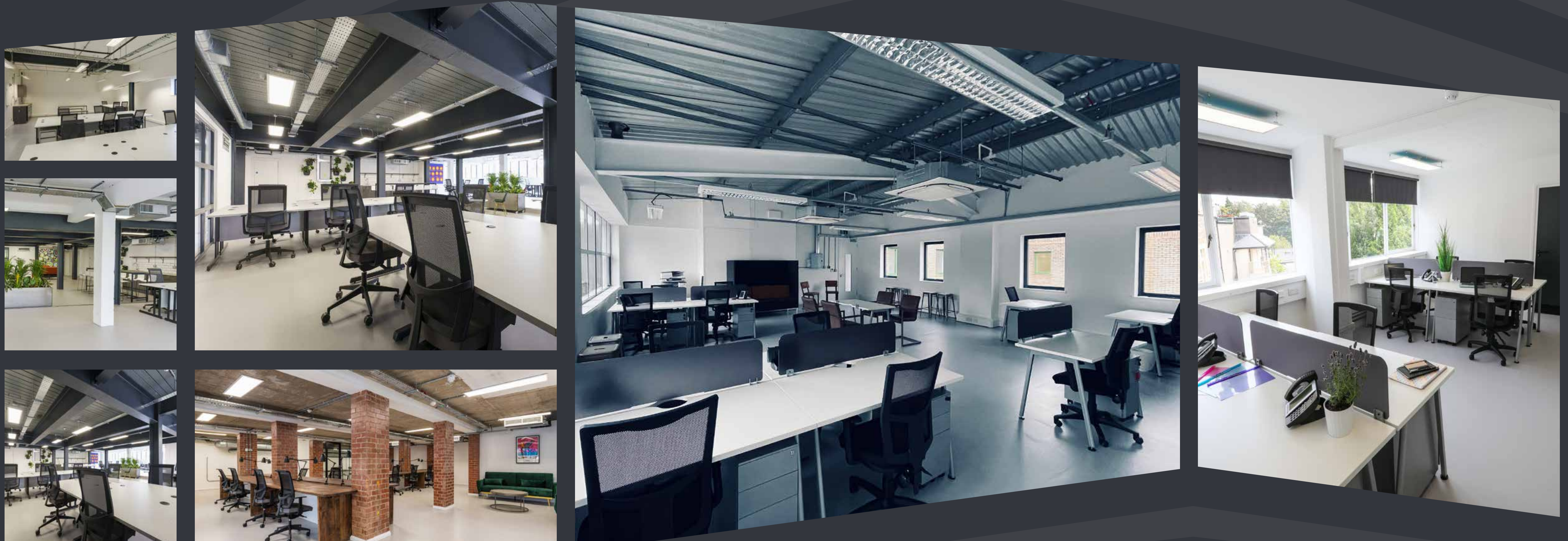
HIGH PARKING PROVISION

Ample on-site parking available for all visitors and tenants.

Fully flexible workspace solutions

We provide a variety of options to suit your specific requirements. Whether it's a fully furnished space ready for immediate occupancy, a custom-designed environment, or a flexible all-inclusive serviced solution.

Additionally, we provide flexible, fully managed offices on short-term licenses, offering private workspaces for teams of 2-30 desks, with the option to customize spaces before you move in.



Fully fitted spaces

Our office suites have been professionally fitted with a range of facilities and break out zones. Each suite has office furniture, a modern kitchen and meeting room as standard. A thoughtful design led approach has been adopted along with designed breakout zones for different working environments within your space.

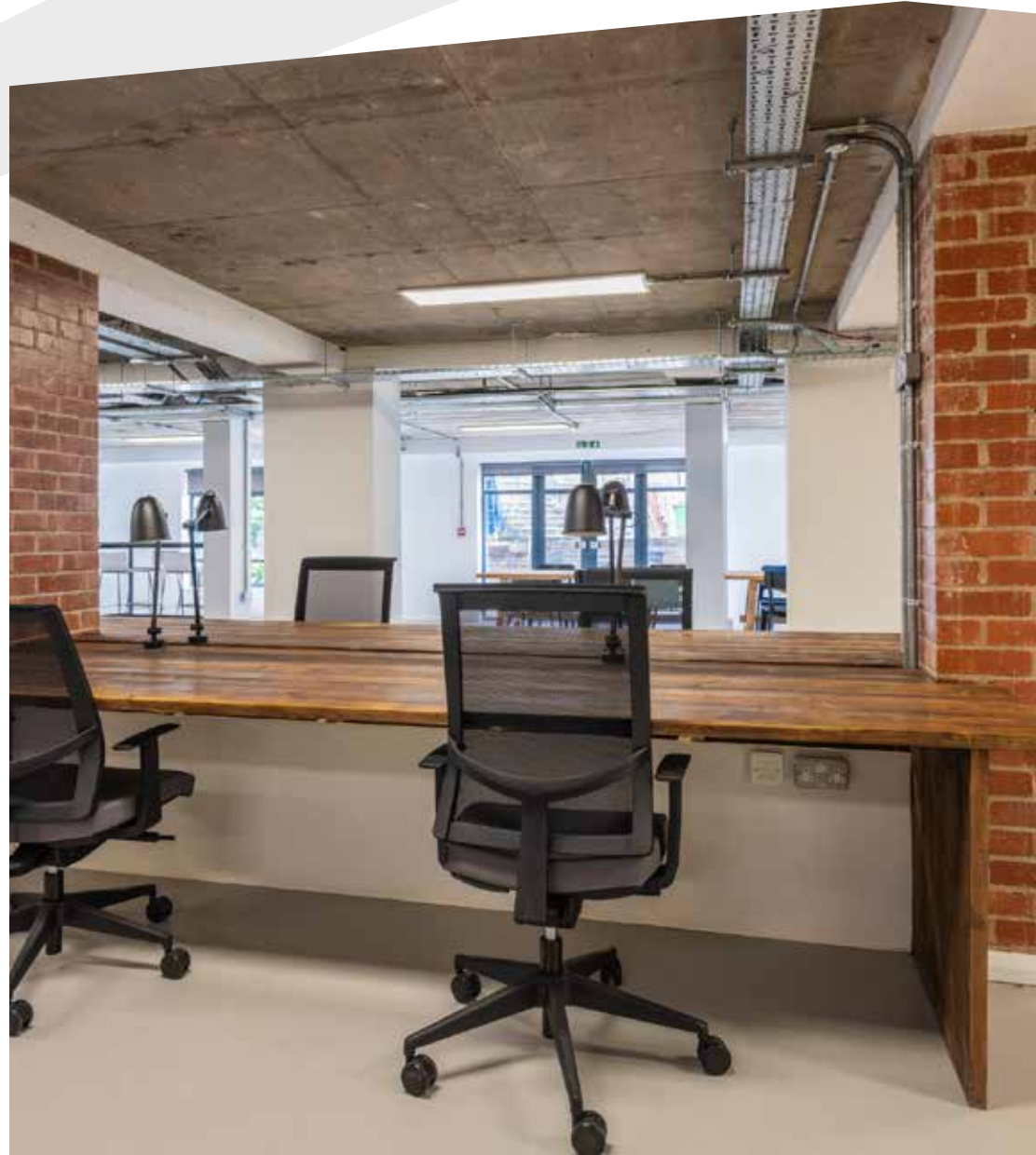


Fully fitted suites include:

- Glazed meeting rooms with board table and chairs
- Modern kitchen
- Purpose designed zonal spaces with comfortable furniture
- Casual meeting areas
- Touch down spaces and break out areas
- Air conditioning / comfort cooling
- Planting throughout
- LED lighting

Tailored solutions

We provide tailored workspace packages if you have more specific requirements. We'll work with you to create your perfect office space. We often tailor tenant fit outs to suit the specific needs of each business, adapting and evolving spaces to create the perfect office for you before you move in.



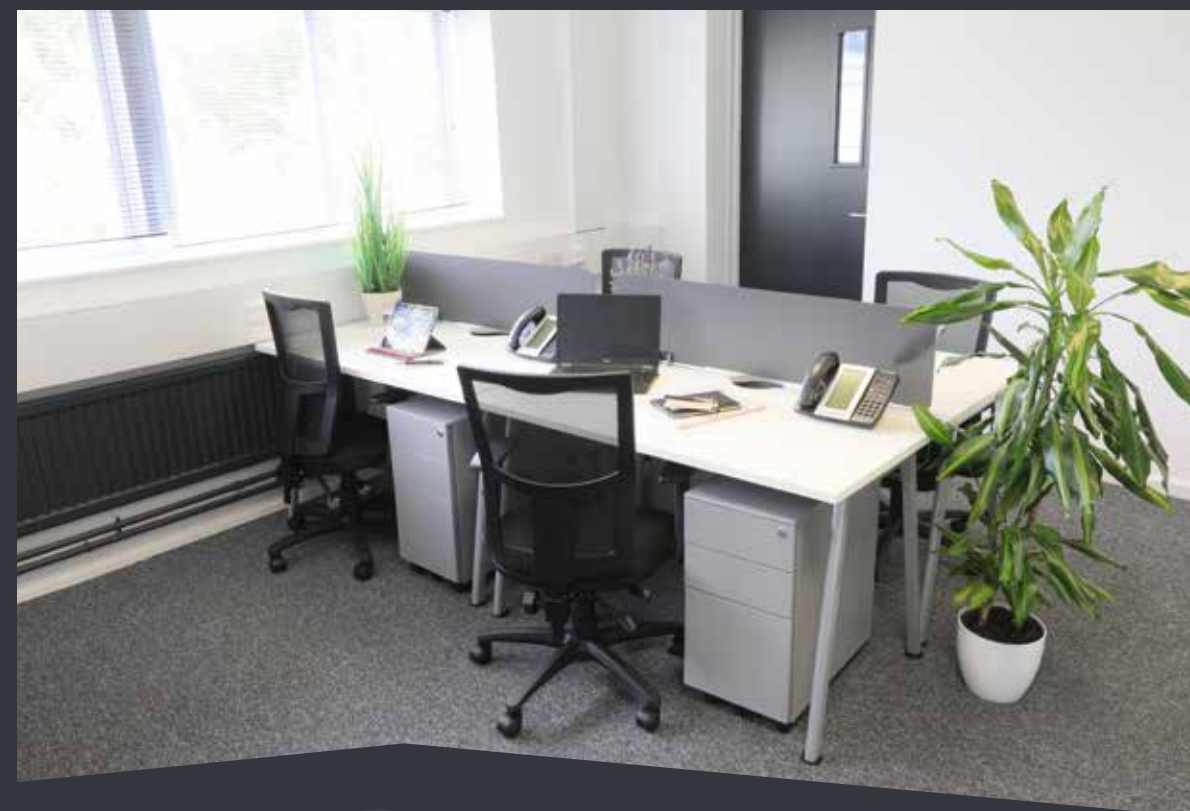
Tailored solutions include:

- Additional office spaces
- Additional meeting rooms
- Additional or alternative breakout zones
- Cabling and comms cabinet
- Additional / alternative lighting
- Additional planting
- IT installation
- Space planning assistance
- Any other specific requirements you have
- Additional furniture requirements

Flexi spaces

If you are looking for a fully managed, flexible workspace on a short term license, we also offer a fully serviced office solution at Here.

We provide private workspaces from 2-30 desks on 12 month all inclusive licenses. We can also create tailor made office spaces designed to your specific requirements.



Fully equipped,
ready for business.



HIGH SPEED INTERNET

Easy access throughout the building.



QUALITY FURNITURE

Including desks, chairs and drawers.



VOIP TELEPHONE SYSTEM

handsets (if required) and ability to port number(s)



ON FLOOR TEA POINTS

hot/cold water at the push of a button, microwave, fridge and dishwasher

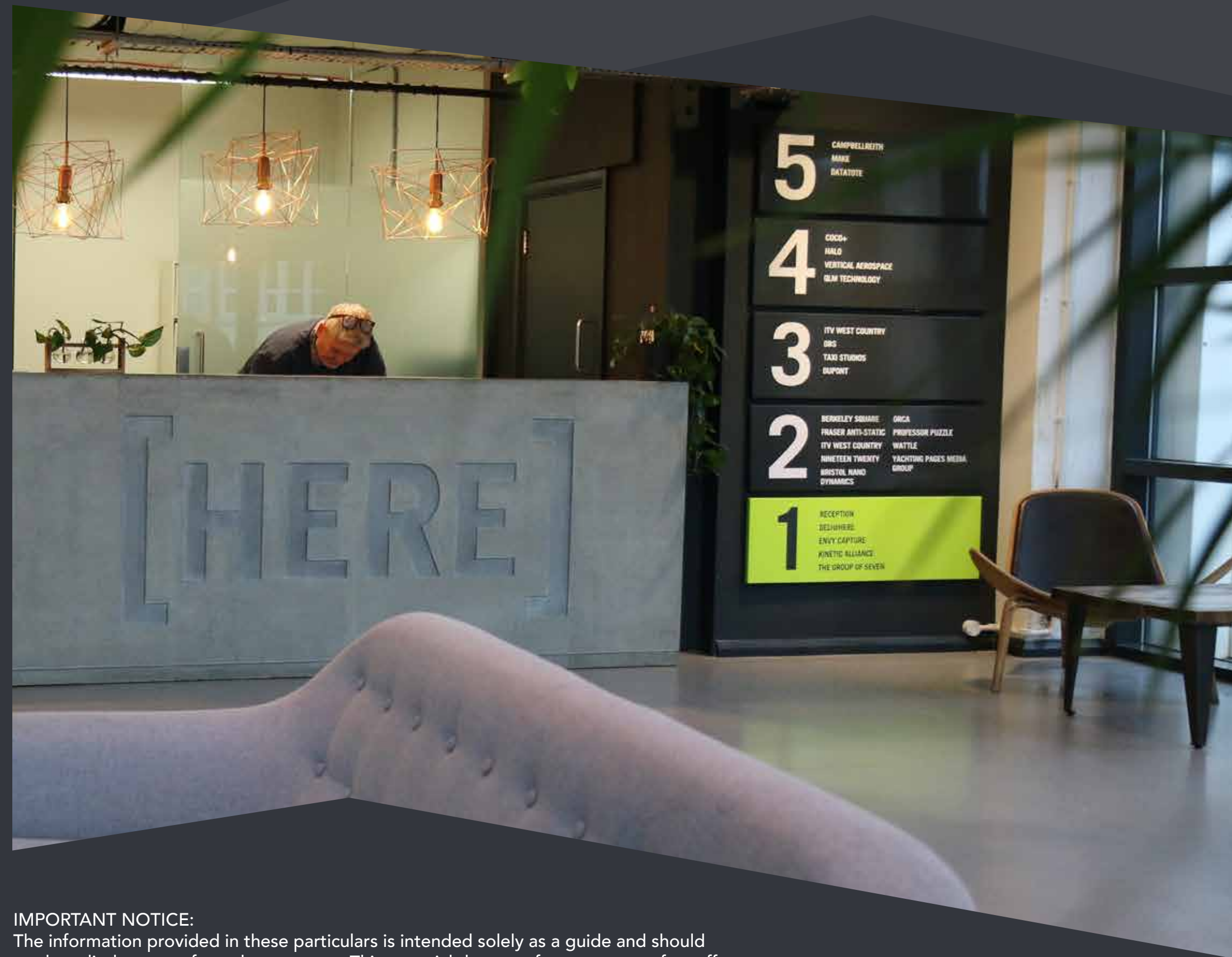


ALSO INCLUDED

Service charge, cleaning, utilities, rates, security, plus statutory compliance.

Situated in a prime location

Strategically positioned near Temple Meads Railway Station and seamlessly connected to major road networks, this location offers unparalleled convenience, with the benefit of ample on-site parking. Surrounding the area are many amenities, including bars, restaurants, coffee shops, outlet stores, supermarkets, ensuring all your needs are within easy reach. There's also various parks perfect for exercise and enhancing overall wellbeing.



 [VIEW LOCATION](#)

To book a viewing or request further information please contact:

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