

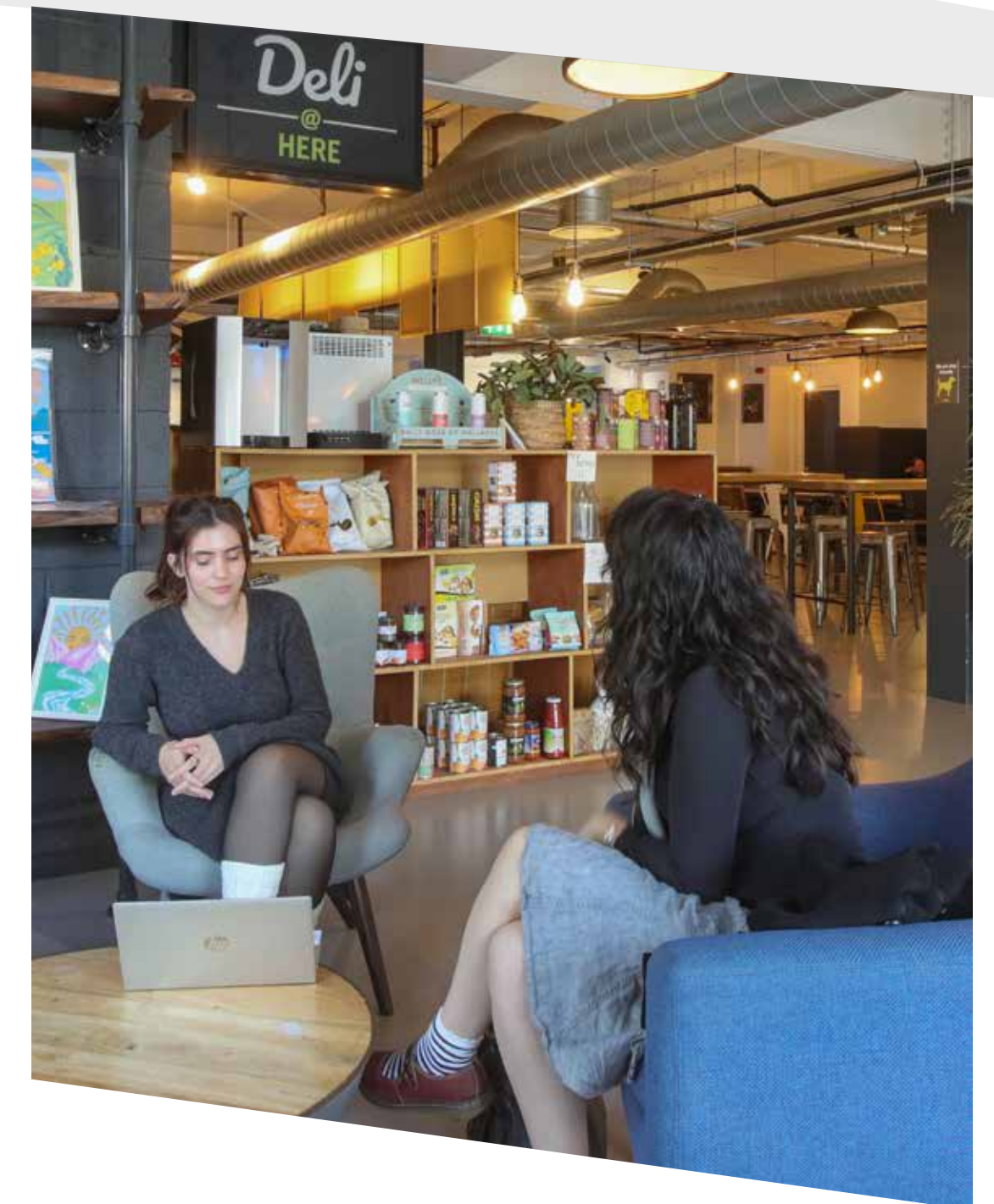
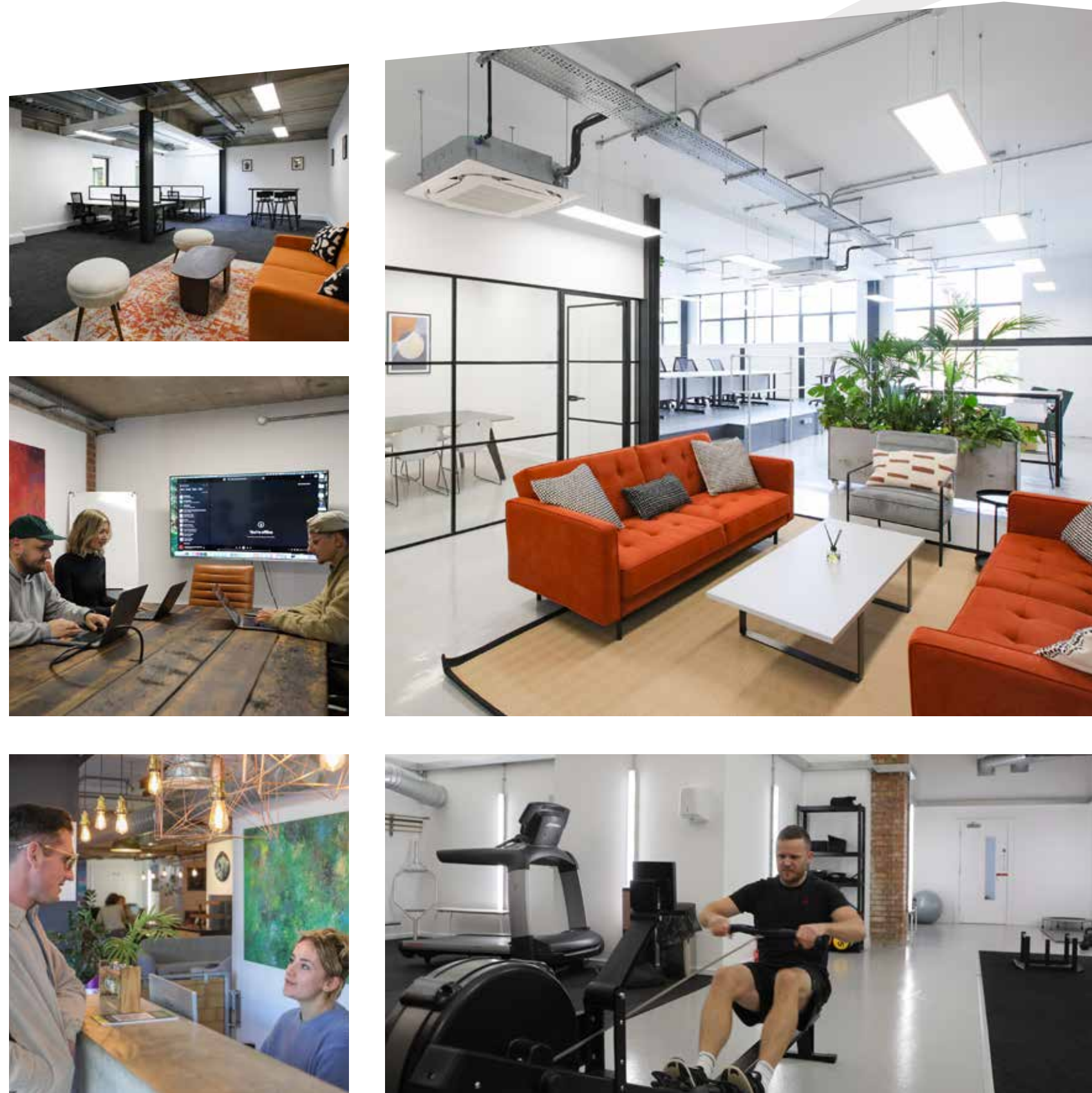
Everything your
business needs
to flourish.



Where productivity & lifestyle converge

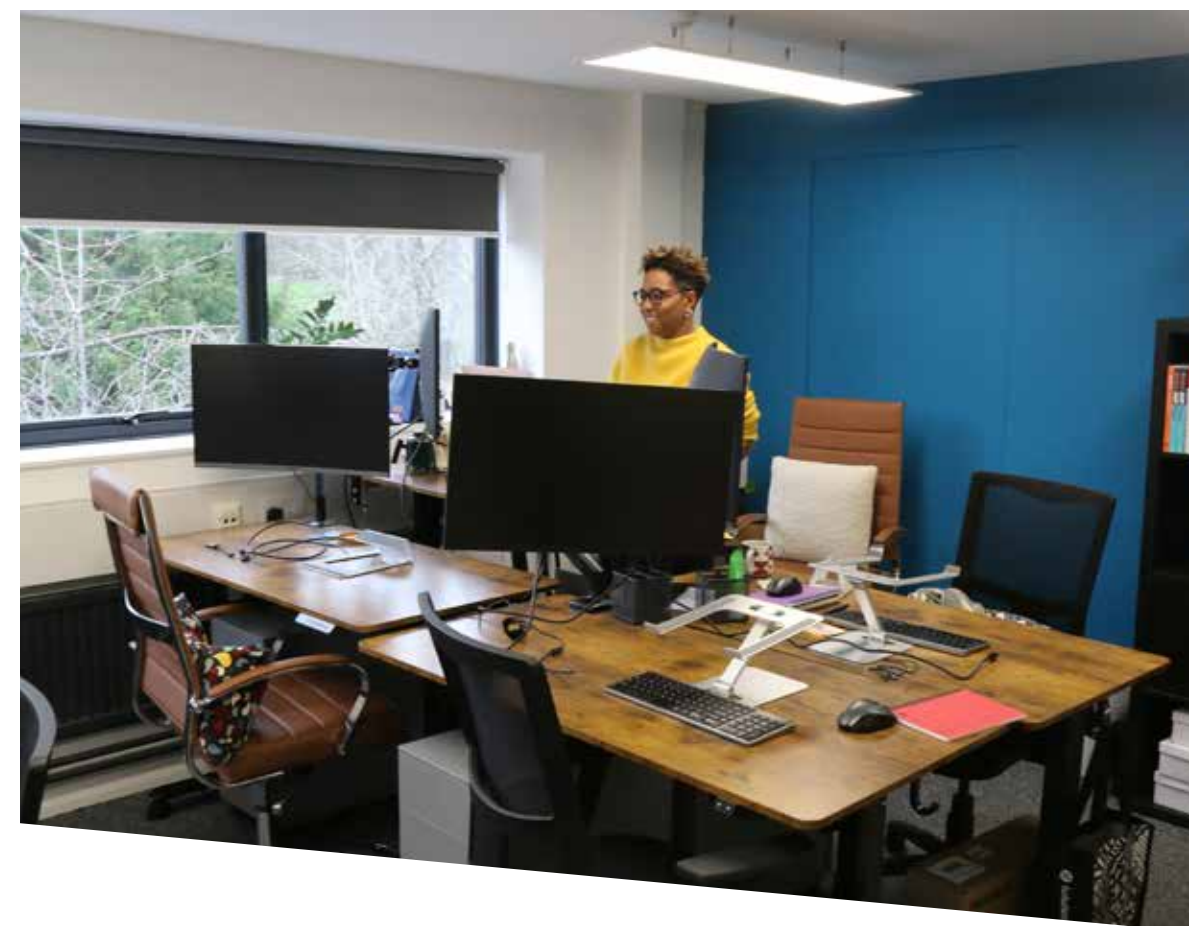
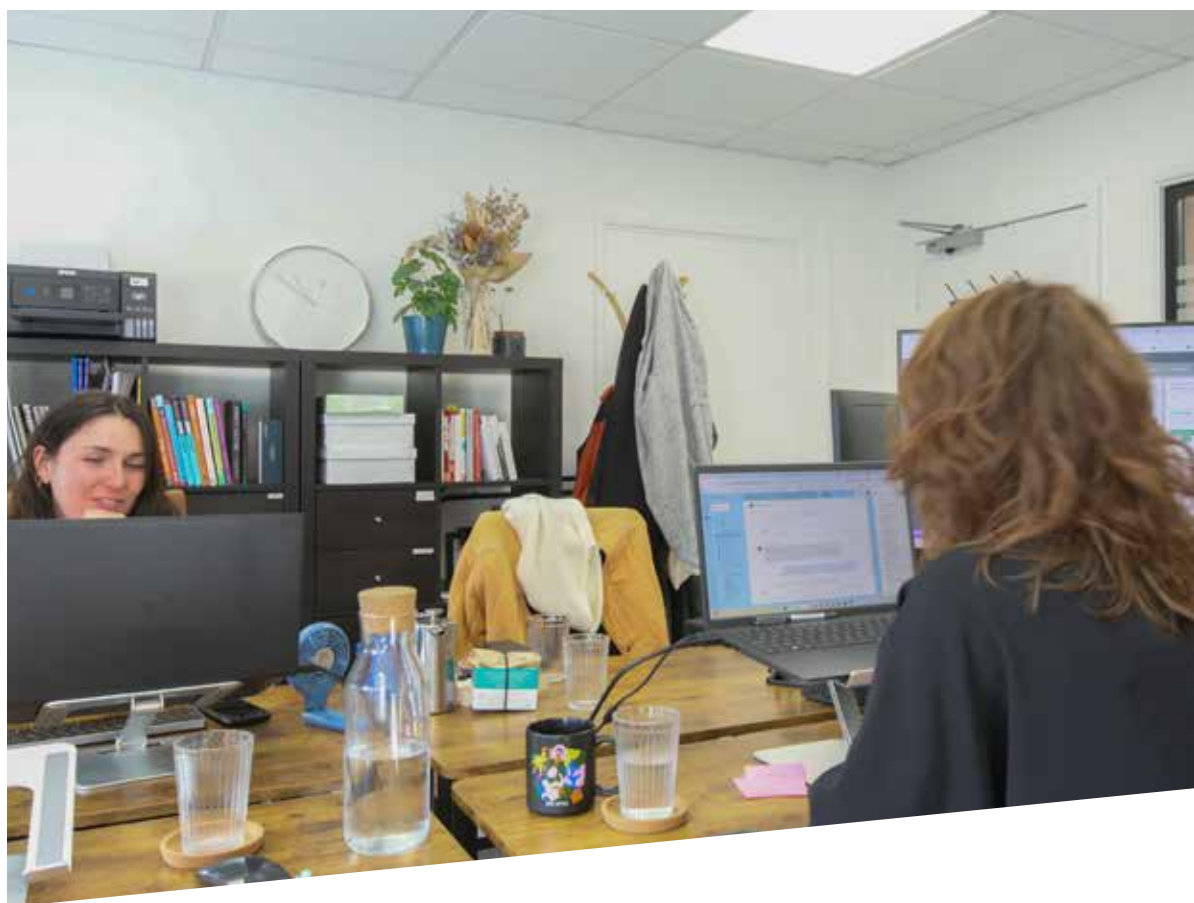
Balancing productivity and lifestyle, our building offers vibrant and modern workspaces with both traditional leases and fully inclusive serviced offices. Whatever your workspace requirements may be, we can provide the perfect solution for you.

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



A thriving hub of business

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



Outstanding all inclusive facilities

Everything you and your business needs to thrive, from collaborative break out zones, a large business lounge, meeting rooms and covered/heated outdoor meeting spaces. A fully equipped gym, games room, quiet reading/chill out room or outdoor seating in our re-wilding garden area.

You can even grab a coffee and some wholesome hot or cold food to go or to have in the business lounge at any point during the day with our speciality in house deli/café. For cyclists there is ample indoor, secure bike storage with clothes drying room adjacent to large and modern showers and changing facilities.

Every aspect of your working day is thoughtfully considered for 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.

Building a greener and more responsible future

We aim to significantly cut your business's carbon footprint by rejuvenating and repurposing existing office buildings, rather than demolishing them. Our green energy efficient workspaces minimise environmental impact while preserving each building's unique character and heritage for all to enjoy.

Not only are we passionate about this, but are also more than aware of most companies requirements to meet their ESG targets and how this can help meet them. We have undertaken numerous initiatives to secure an EPC A and BREEAM Excellent accreditation on this iconic and historical Bristol building.



- ➔ EPC A
- ➔ BREEAM Excellent Building
- ➔ New energy efficient glazing installed.
- ➔ 212 new PV solar panels installed, expected to generate over 89,000 kWh of clean, renewable energy annually as well as 21 tonnes of carbon saving.
- ➔ Additional Electricity required is from 100% Renewable / Green Sources
- ➔ 6 Communal EV charging ports
- ➔ 96% of our waste recycled with 100% for dry mixed recycling glass and food.
- ➔ Food collection vehicles powered by methane produced gas
- ➔ Cycling facilities including secure storage for 72 bicycles, modern shower and changing facilities and clothes drying room.
- ➔ L.E.D lighting throughout operated with P.I.R sensors ensuring lights are switched off if not being used.
- ➔ Green planting throughout the building.
- ➔ Rain Water harvesting

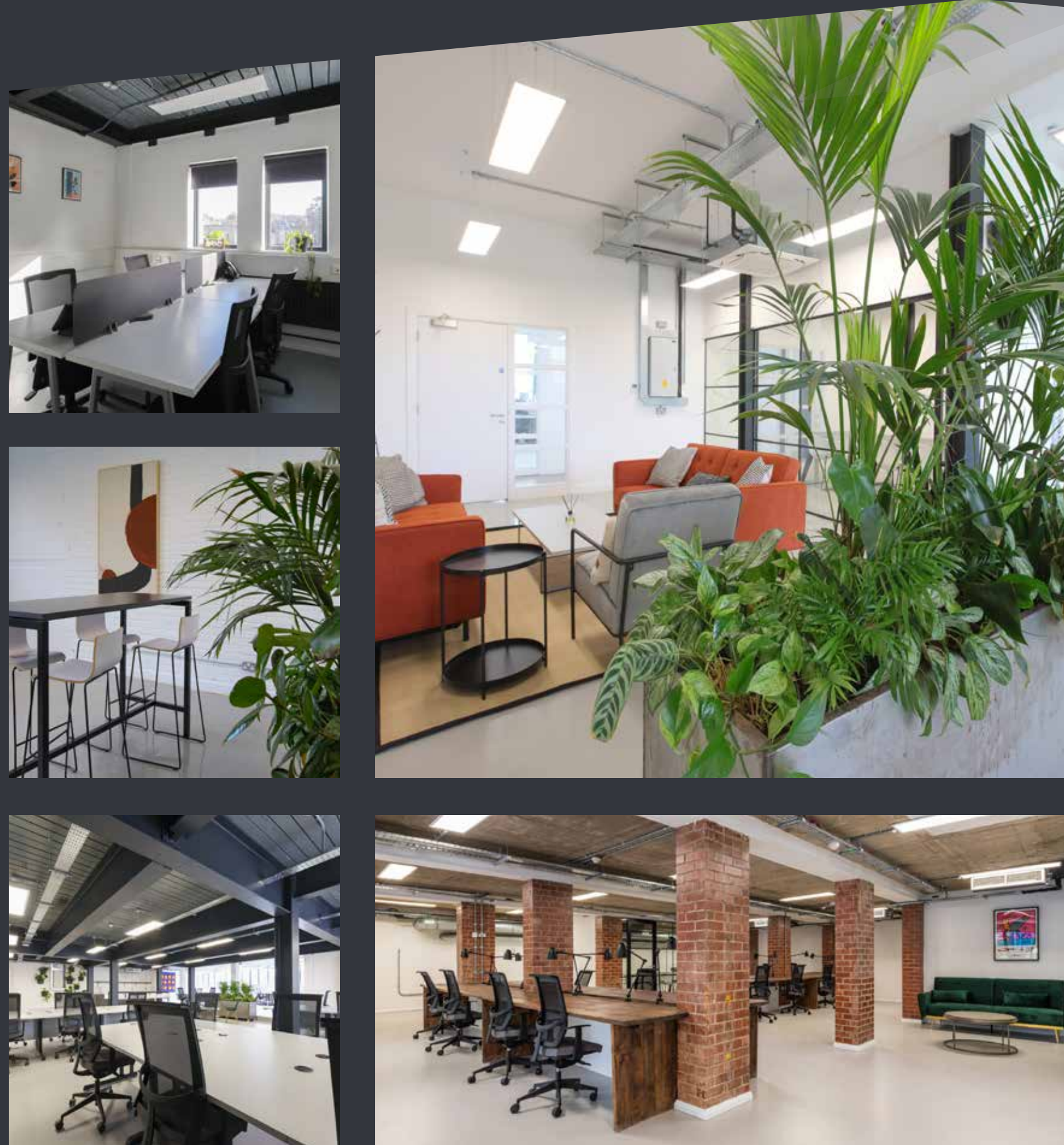
Where community thrives

Experience a vibrant atmosphere with a myriad of activities. From frequent tenant socials and dynamic business networking events to engaging public gatherings, live music, art auctions and exhibitions, all from local artists. There's always something happening to foster connection and collaboration.



Flexible workspace solutions

We provide a variety of options to suit your specific requirements. Whether it's a fully furnished office ready for immediate occupancy, a custom designed workspace, or a flexible, short term all inclusive serviced desk solution.



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 in the larger offices as standard. A thoughtful design-led approach has been adopted along with practical and comfortable breakout zones for different working environments within your space.

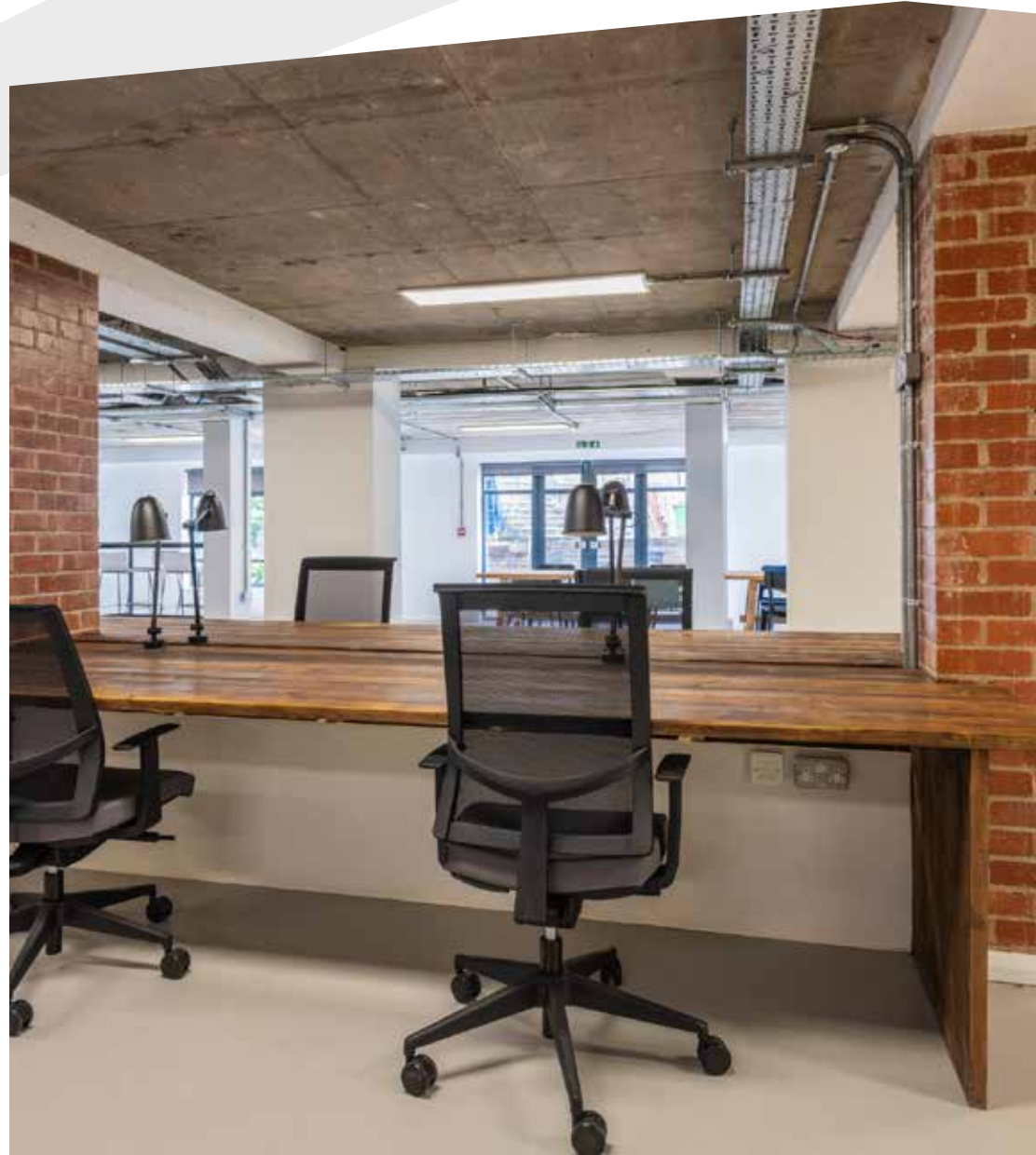


Fully fitted suites include:

- 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 and 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.

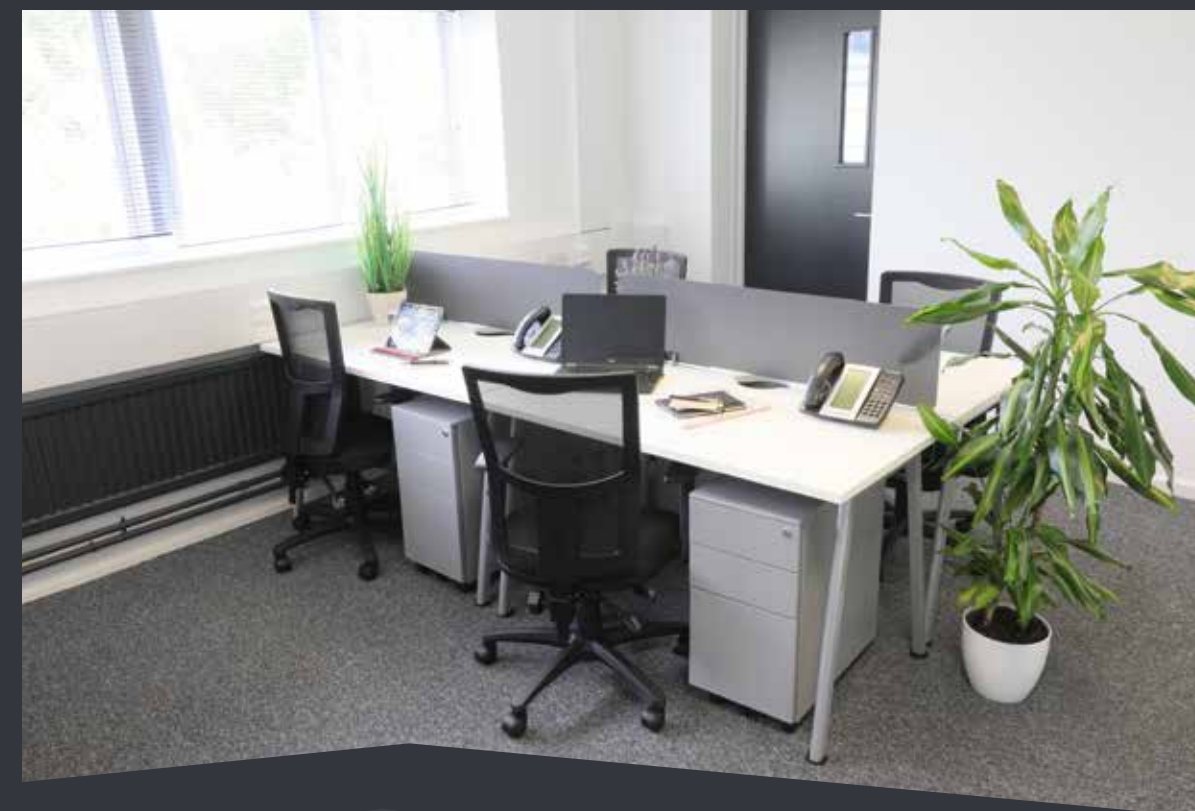
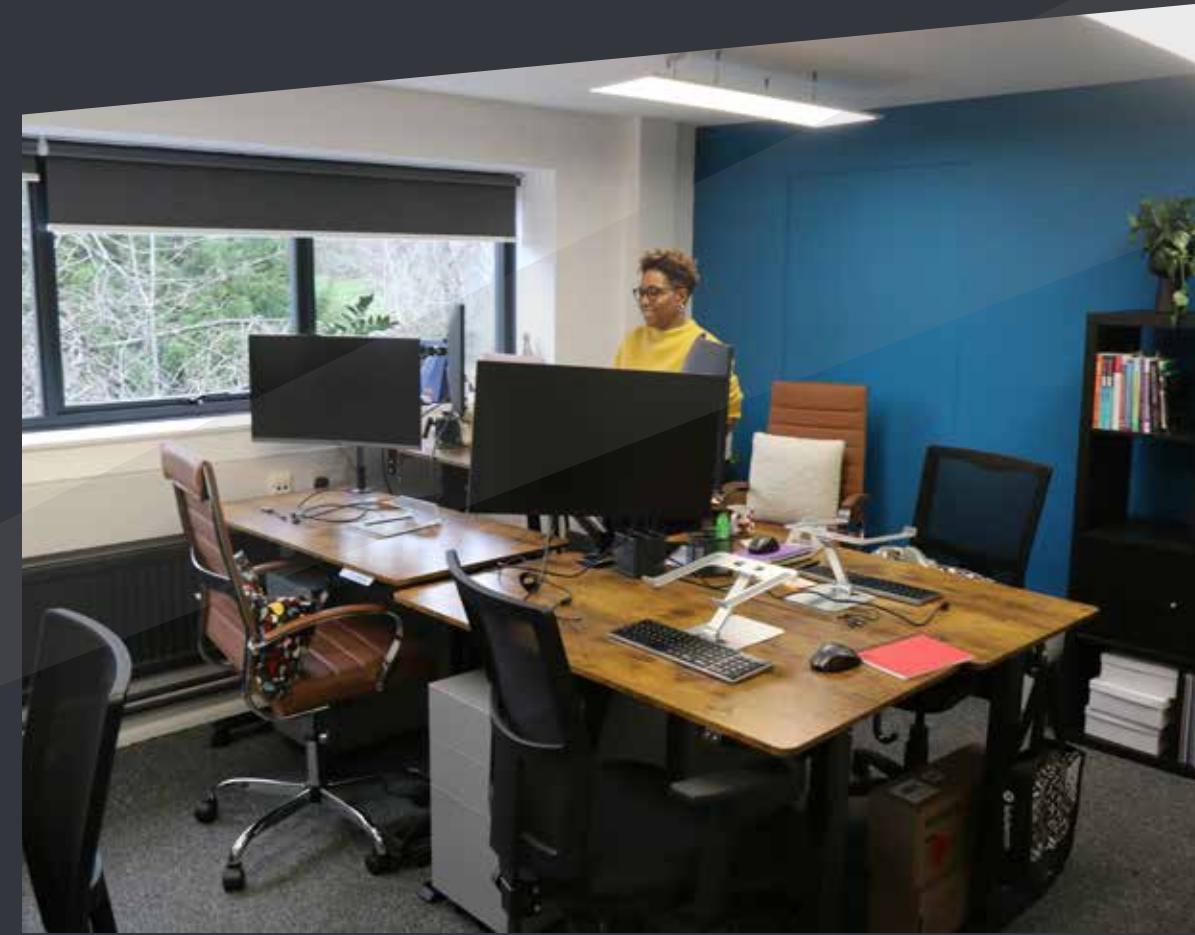


Tailored solutions include:

- Additional office spaces
- Additional meeting rooms
- Additional or alternative breakout zones
- Cabling and comms cabinet
- Additional / alternative lighting
- 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 have private fully managed offices from 2-30 desks but can also cater for much larger requirements, creating bespoke, flexible workspaces for your business.



Fully equipped,
ready for business.



HIGH SPEED INTERNET

Easy access throughout the building and broadband connections to your office



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



USE OF THE BUILDINGS FACILITIES

Including, cycle stores, fully equipped gym, games room, reading/quiet room, business lounge



ACCESS TO ALL COMMUNITY EVENTS

Social, business and public events held at the building



TRANSPARENT AGREEMENTS

Short term all inclusive licences with no hidden costs.

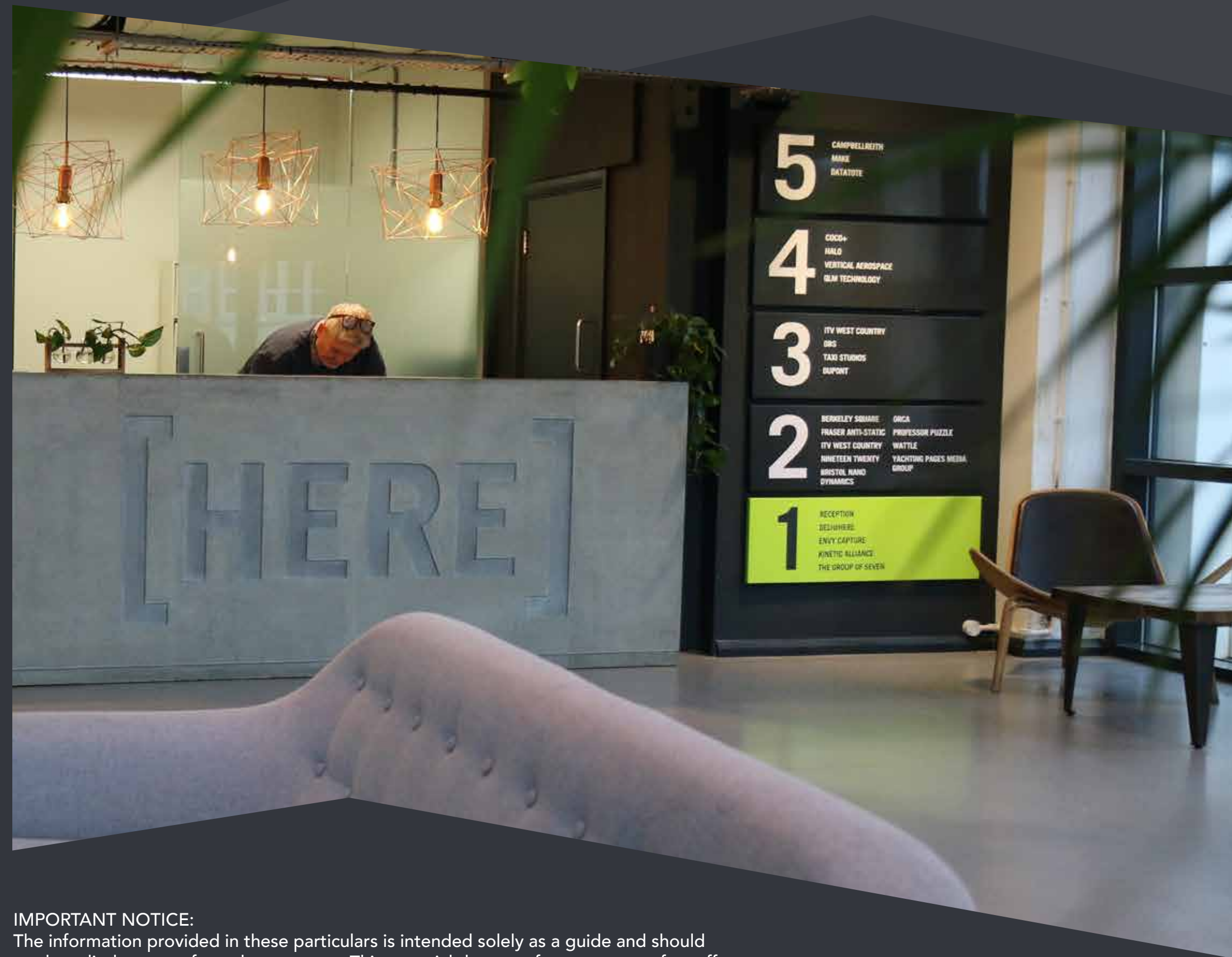


ALSO INCLUDED

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

Situated in a prime location

Conveniently positioned near temple meads railway station and connected to major road networks, this location offers unparalleled convenience, with the benefit of ample on-site parking. Within a short walk there are a multitude of amenities, including bars, restaurants, coffee shops, outlet stores, supermarkets and a leisure complex, ensuring all your needs are within easy reach. There are also numerous parks and scenic walks on your doorstep, perfect for an escape from the office or to exercise.



 [VIEW LOCATION](#)

To book a viewing or request further information please contact:

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IMPORTANT NOTICE:

The information provided in these particulars is intended solely as a guide and should not be relied upon as factual statements. This material does not form any part of an offer or contract. All plans, floor areas, and diagrams are for illustrative purposes only and are not to scale.