

HERE

Everything your  
business needs  
is Here.



# Where productivity & lifestyle converge

Balancing productivity and lifestyle, our building supports companies with their modern workspace requirements. Whether it's a traditional lease or fully inclusive managed office, we can provide the perfect space for you.

Thoughtfully designed to meet the diverse needs of modern businesses and their teams, our Centre offers premium, design-led workspaces with a wide range 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 at HERE.



# Outstanding all inclusive facilities

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

You can grab a coffee and some wholesome hot or cold food to go or to have in 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.



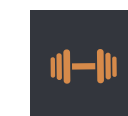
### SECURE CYCLE STORAGE

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.



### 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 and drinks



### STAFFED RECEPTION

A welcoming concierge service.



### 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 reduce our carbon footprint by rejuvenating and repurposing existing office buildings, rather than demolishing them. Our green energy efficient workspaces minimise environmental impact while preserving their unique character and heritage.

Our centre can also help tenants meet their ESG targets. We have undertaken numerous initiatives to secure an EPC A and targeting BREEAM Excellent accreditation on this iconic and historical Bristol building.



- ➔ EPC A
- ➔ Targeting BREEAM Excellent Building
- ➔ New energy efficient glazing installed.
- ➔ 212 new PV solar panels installed.
- ➔ 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

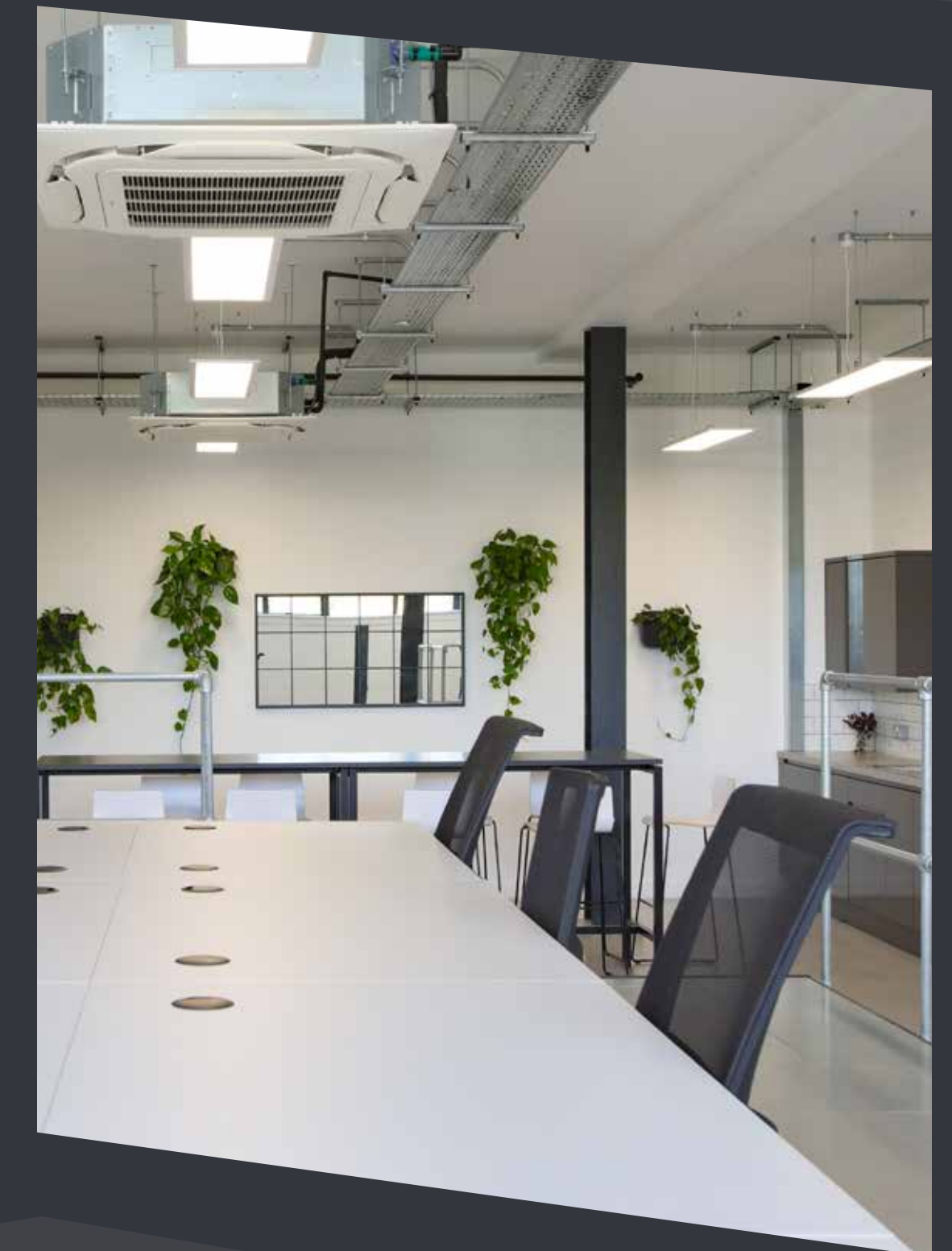
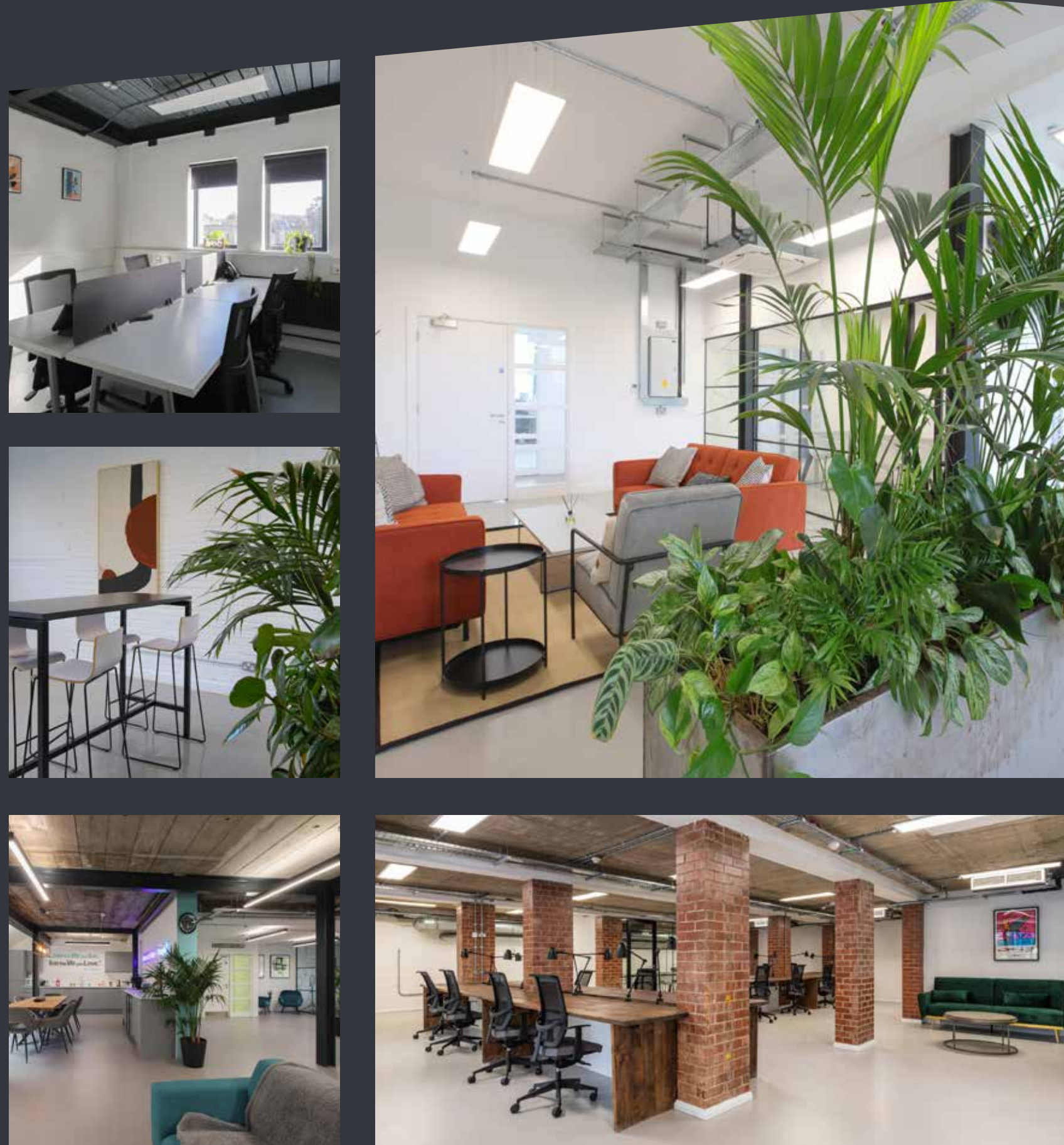
# Where community thrives

Experience a vibrant atmosphere with a myriad of activities. From frequent tenant socials and dynamic business networking events to engaging public gatherings, 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

With decades of expertise, we've crafted workspaces that go beyond functionality, our offices are thoughtfully designed to inspire creativity and boost productivity. Fully equipped with desks, chairs, meeting rooms, kitchens, and breakout areas, all pre-cabled and move-in ready, making office relocation effortless. Each space is interior designed with carefully curated art, ornaments, soft furnishings, and lush greenery.



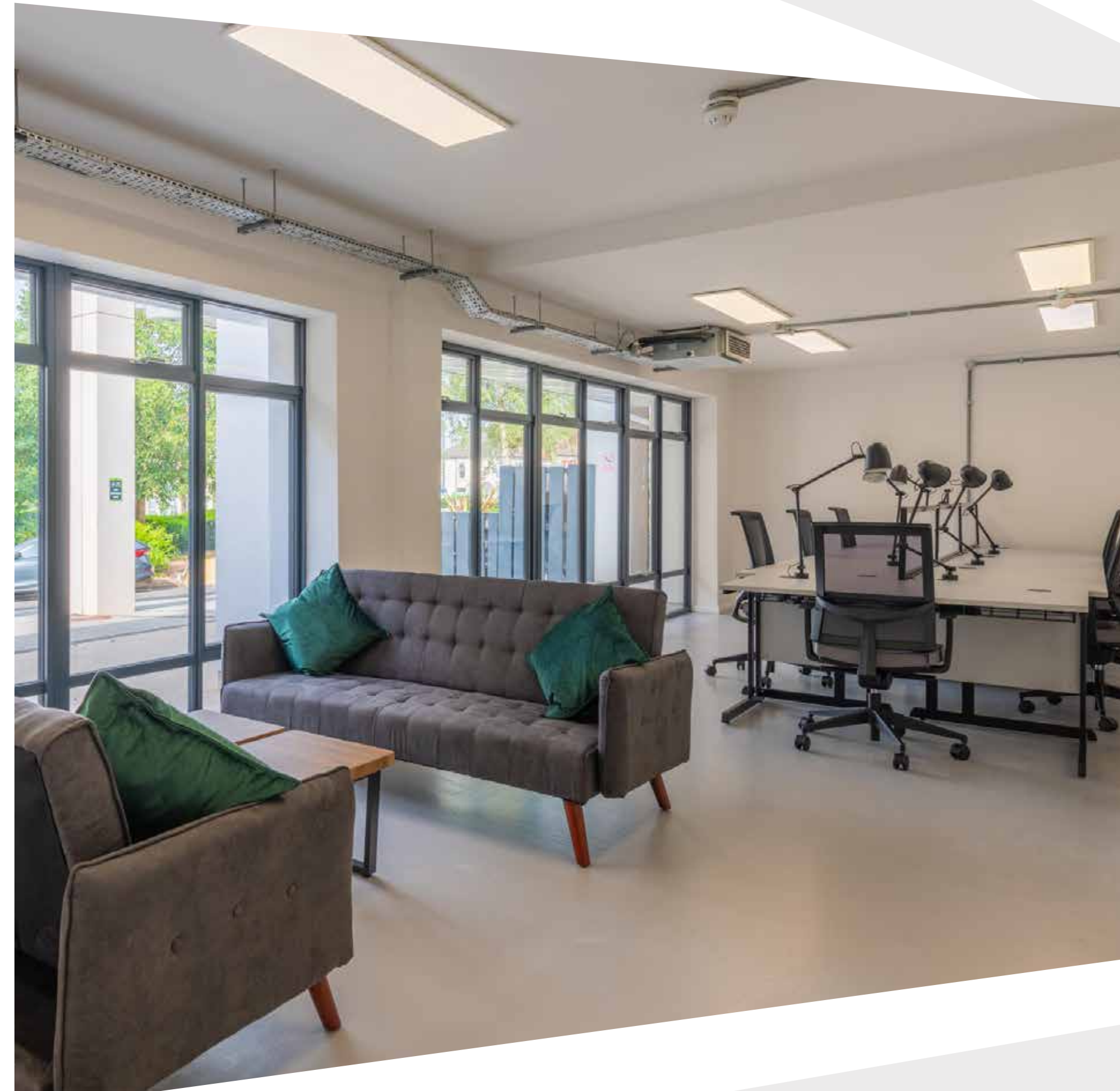
## Fully fitted suites include:

- Glazed meeting rooms with board table and chairs
- Modern kitchen
- Purpose designed zonal spaces with comfortable furniture
- Casual meeting areas
- Touch down spaces and breakout areas
- Air conditioning / comfort cooling
- Planting throughout
- LED lighting
- Interior designed
- Cabled ready for occupation



# 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.

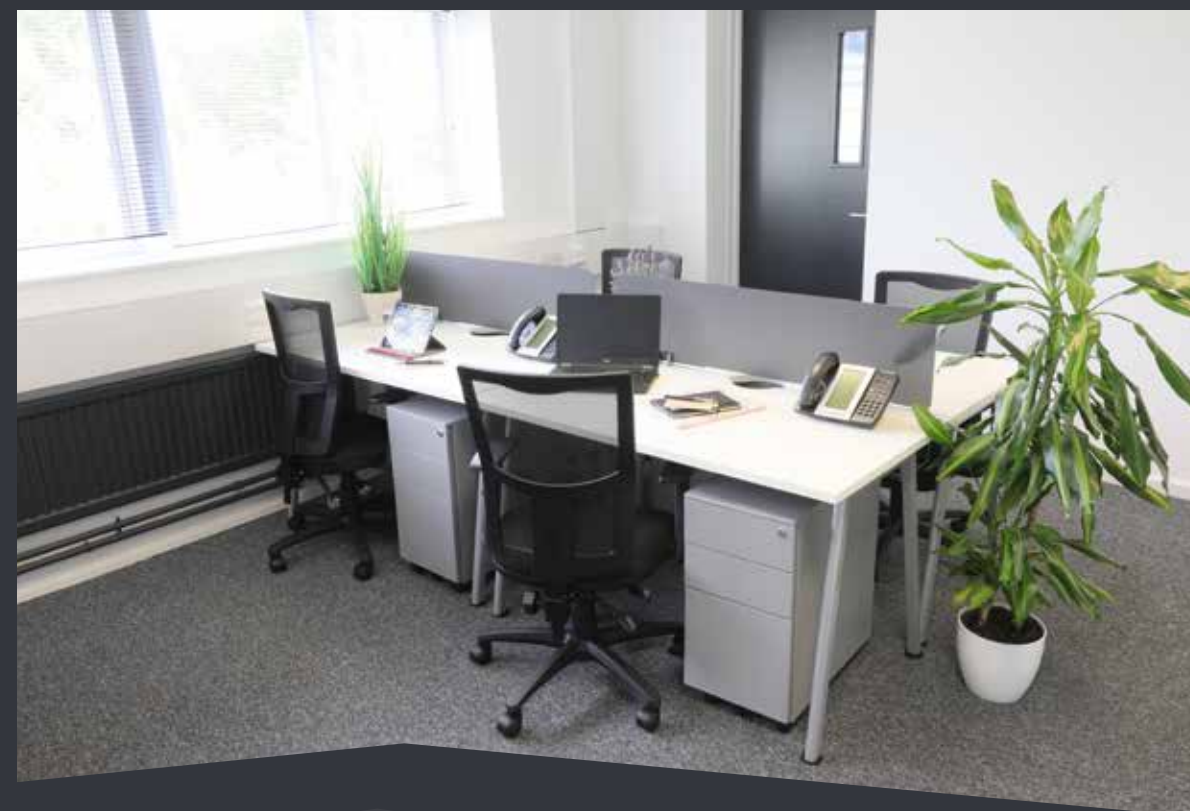


## Tailored solutions include:

- Additional office spaces
- Additional meeting rooms
- Additional or alternative breakout zones
- Cabled ready for occupation
- Additional / alternative lighting
- IT installation
- Space planning assistance
- Additional furniture requirements
- Any other specific requirements you have

# Flexi spaces

If you're looking for fully managed private offices, flexible workspace on a short-term license, we also offer a fully serviced office solution at Here. We have fully managed private offices from 2-30 desks although 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.

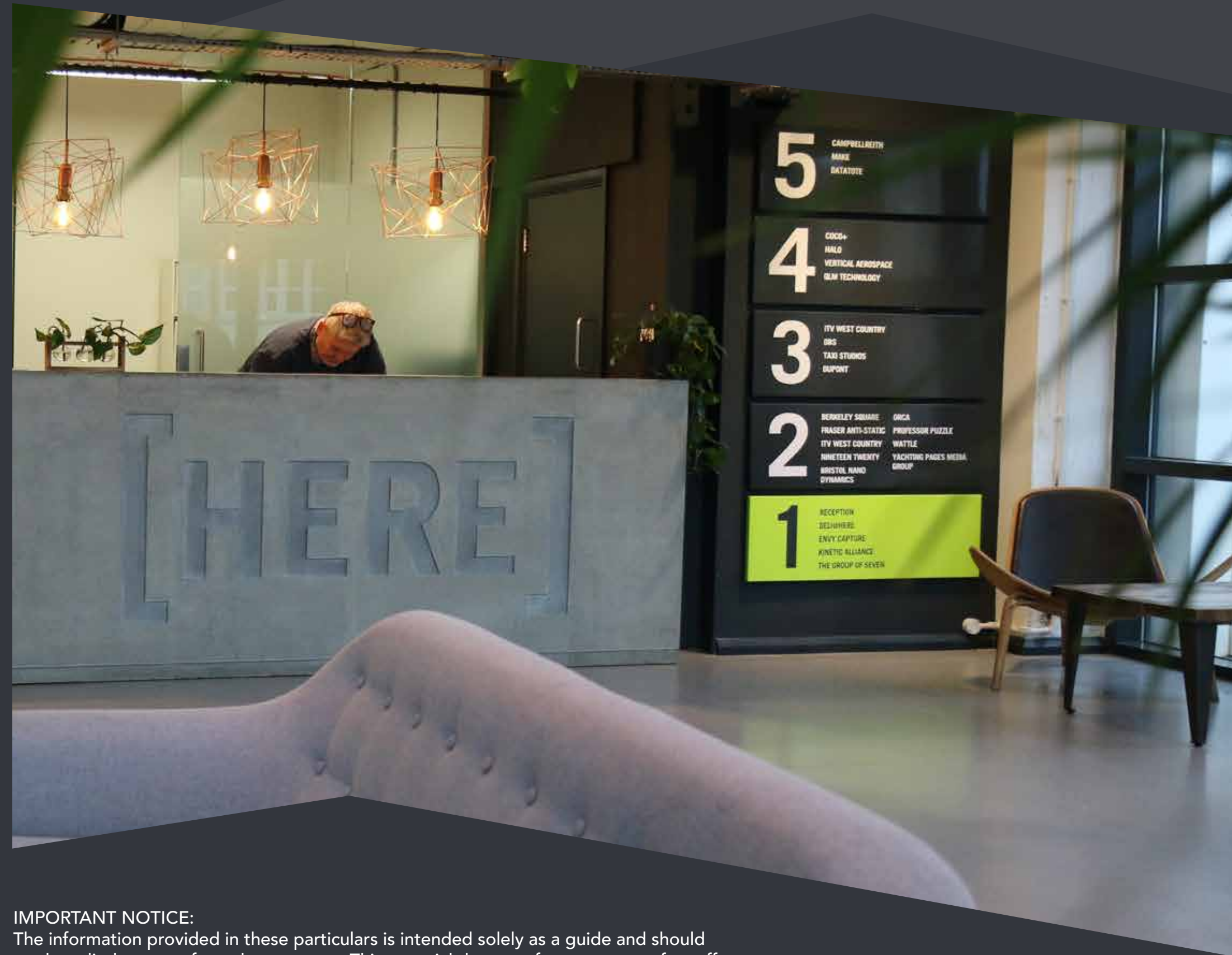


### ALSO INCLUDED

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.