



Welcome  
Building<sup>®</sup>  
Bristol

Welcome to a new  
way of working

[welcomebuilding.co](http://welcomebuilding.co)







# Say hello to Welcome Building®

Introducing Welcome Building®, a new kind of workplace for Bristol created by specialist developers Trammell Crow Company.

Imagined by Darling Associates Architects, this 207,000 sq ft landmark in the city centre will reset the bar for sustainability – bringing optimal energy efficiency and a commitment to creating a healthy environment for all who work there.



Welcome Building®



## 4

Four guiding principles that makes Welcome Building® an exemplary commercial property – not just for Bristol but the whole of the UK.



### NET ZERO IN OPERATION

Connected to the Bristol Heat Network, we'll be running net zero all day in every way.



### MEET THE STREET

An enormous full-length ground-floor street full of amenities open to all.



### THOUGHTFUL FLEXIBILITY

The largest floorplates in the city, flexible & full of light, clean air & space to shine.



### SUPER CONNECTED

Five minutes walk from Temple Meads & a cycle path straight to the showers.





# Let's take a look at life inside

With interiors designed by the internationally-renowned Hassell Studio, Welcome Building® has a unique Street on the ground floor that will host events, café, interactive art and a collaborative business community.

Washed with natural light and thoughtfully considered with planting, sustainably-sourced materials and furniture, The Street is sure to become a favourite space for the working community to both focus and unwind.

Up above the Street, there is a Mezzanine level where the building's fitness and wellbeing areas are located.



- 01 Tree-lined spaces
- 02 Café area
- 03 Multi-use stair and performance space
- 04 Focused working areas beneath mezzanine
- 05 Double-height street entrance







# Taking green to the next level

Being conscious of our footprint is important not just for our planet, but also for business – namely the people who work at Welcome Building® and their health, happiness and productivity.

It's why we've aimed for the very highest level of certification in sustainable building design, both in the way we operate and how we want those inside to function and feel.



The WiredScore Platinum Certification is a mark of trust among progressive work-spaces. We'll meet high standards for fibre optic availability and connectivity with superior infrastructure that supports future upgrades.



WELL 'Platinum' is a mark of healthy building design and key to our ambitions, that's why we're adhering to the Platinum level principles of the WELL building standard.



Five at Heart are the world-leading specialists in end of journey facilities. Welcome Building® will reach Platinum certification for the way it connects to both the cycle network and its spa-like storage and showers.



BREEAM 'Outstanding' certification will put Welcome Building® within the top 1% of new non-domestic buildings in the UK.



NABERS is a system for rating the energy efficiency of office spaces. We've achieved a NABERS Design Reviewed Target Rating of 5 Stars, one of only two buildings in Bristol to do so.

## 6

Aside from the awards, here's six ways that make Welcome Building® sustainably superior.



### Targeting EPC rating 'A'

Through clean solar energy, thoughtful low carbon materials and low-energy building services – we'll achieve a 40% reduction in CO<sub>2</sub> emissions.



### Renewables to power and warm

Our rooftop photovoltaics will offset 74 megawatt hours each year, while heating and hot water services are delivered by our connection to the low carbon Bristol Heat Network.



### Lowest water consumption

We are targeting a reduction in water consumption of 40% throughout the buildings operational use.



### Encouraging sustainable transport

296 cycle spaces with lockers and shower facilities will be provided alongside rapid electric vehicle charging points.



### Freshest thinking on air quality

100% fresh air with high performance filters and smart technology to enable ventilation control.



### Light, quiet and healthy spaces

Floors will have exemplary acoustic performance coupled with exceptional natural light to work in.



01 Outside ground-floor terraces  
02 Roof terraces  
03 Fitness & wellbeing area

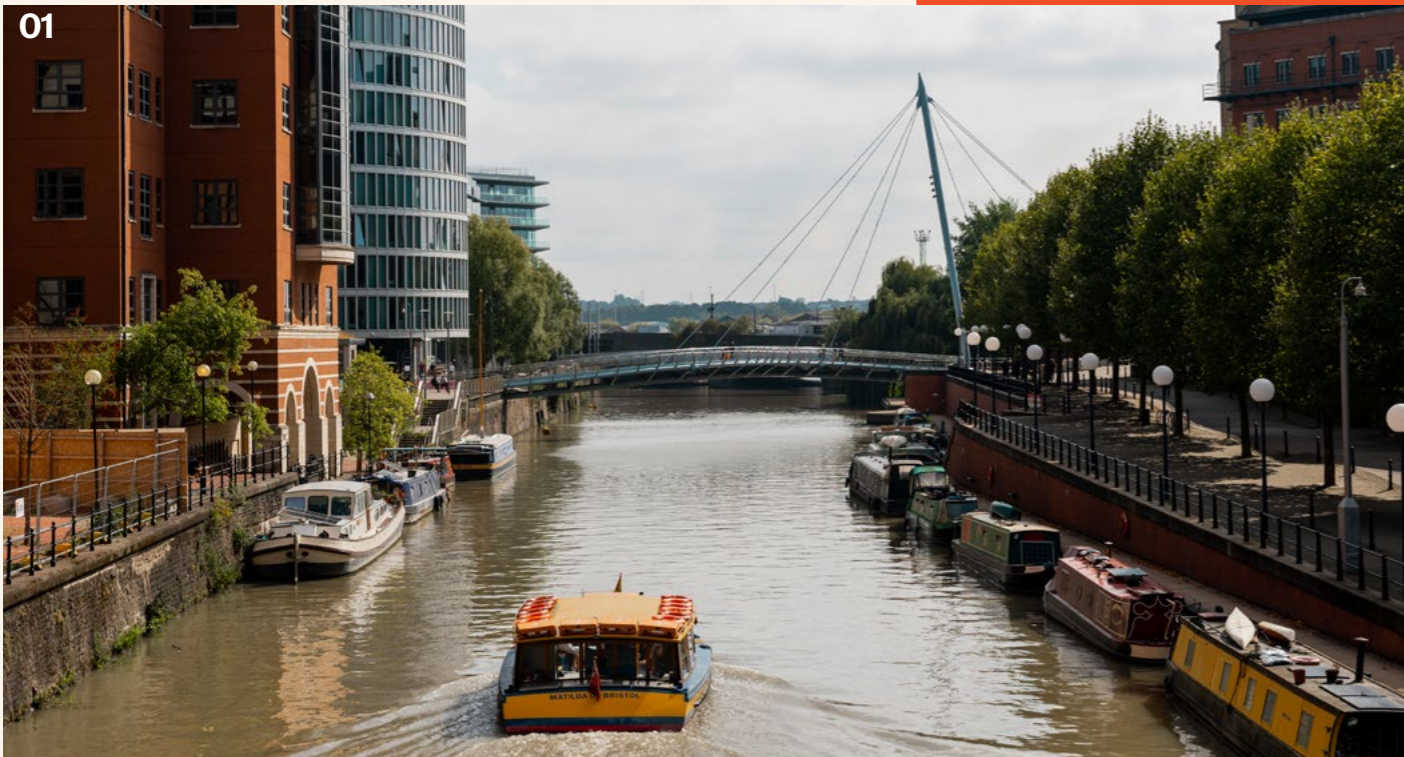




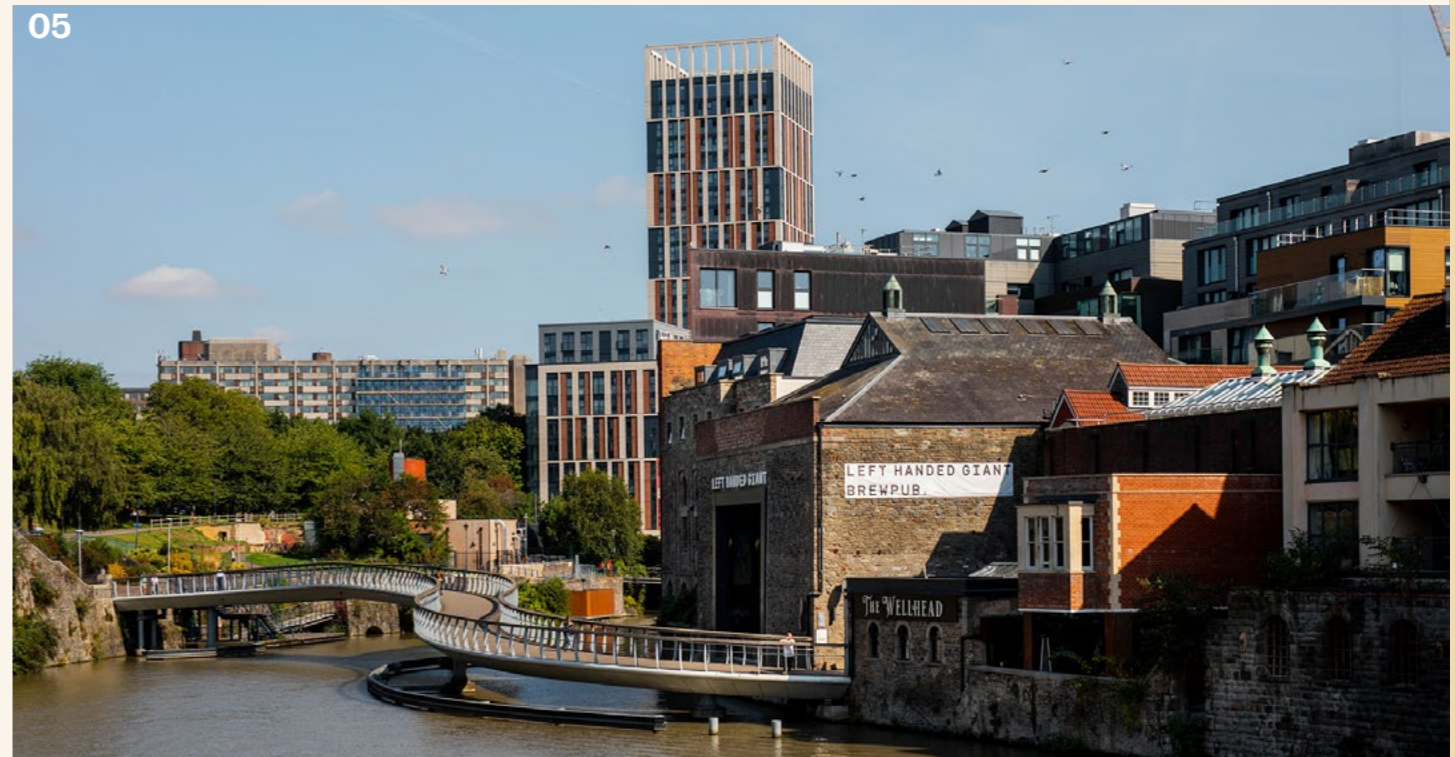
# Beautiful Bristol

From beautiful Clifton to the bustle of the Floating Harbour and its nearby bars and eateries, Bristol is a thriving city, famous for its green parks, Georgian architecture, and rich creative culture.

But the thing that really defines Bristol, is its people. Rich with good humour and openness, they bind the city together offering a warm welcome to all who visit, live and work here.



- 01 The nearby Floating Harbour
- 02 Cafés and eateries galore
- 03 Green spaces to unwind
- 04 Independent shops and traders
- 05 Castle Park and the Left Handed Giant Brew Pub







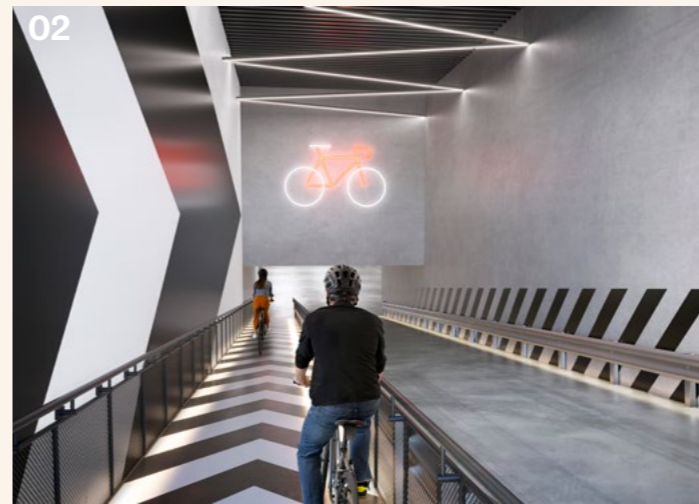
# Look at what's next door

Welcome Building® is on a prominent island site in the commercial Temple Quay area of Bristol. Close to the floating harbour and a short walk to Temple Meads, it's where many large institutions have made their home – as well as lots of independent retailers, bars and restaurants.

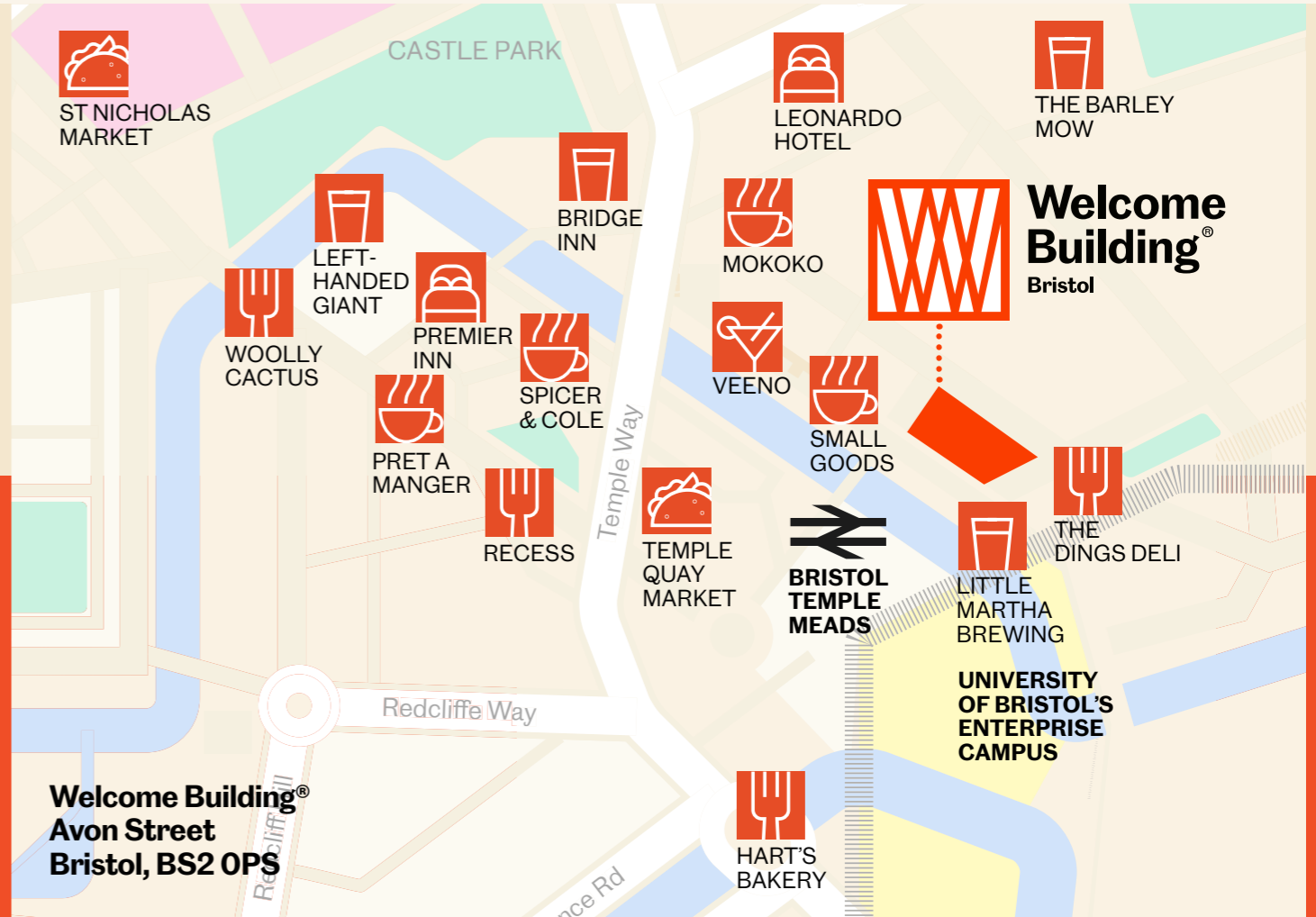
Even better, the University of Bristol's new Enterprise Campus will sit next door from 2026, bringing together world-class academic and entrepreneurial expertise to produce the talent of the future.



01 Welcome Building®



- 01 Bristol Temple Meads
- 02 Cycle-in ramp to best-in-class end of journey facilities by Five at Heart
- 03 Mokoko Coffee & Bakery
- 04 Little Martha Brewing



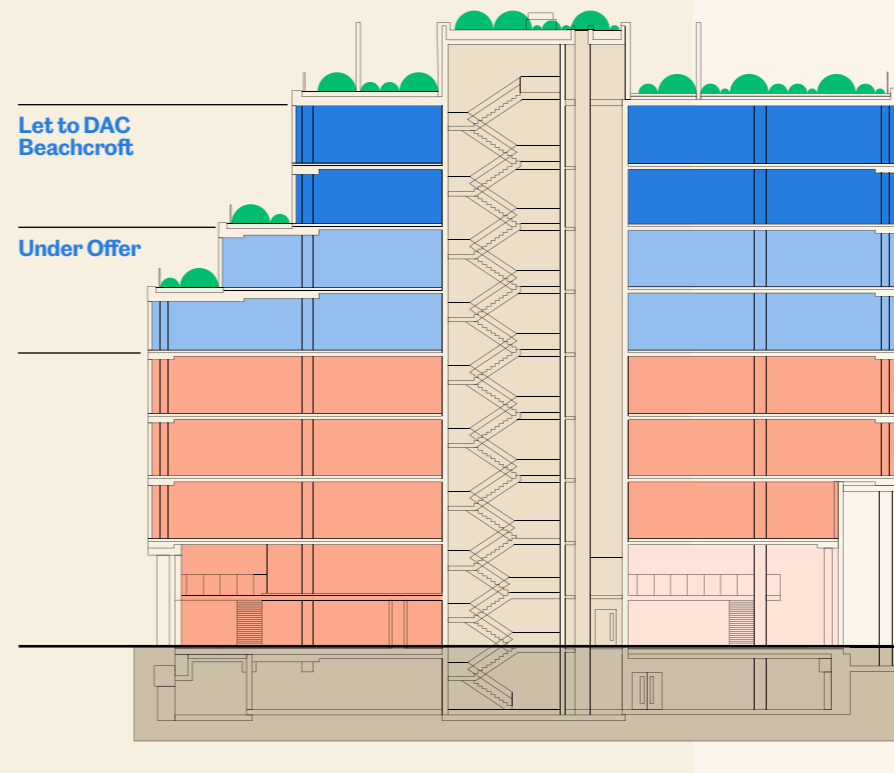




# Become part of the community

Welcome Building offers the largest available floor-plates in the city. 207,000 sq ft of voluminous and open plan reconfigurable space to accommodate the changing patterns of working life – be that group collaboration or places for individual focus.

We're pleased to say that we've already welcomed our friends and international Law firm DAC Beachcroft, who've taken the top two floors.



| Available Workspace | Sq M               | Sq Ft                |
|---------------------|--------------------|----------------------|
| 7th                 | 2,053              | 22,098               |
| 6th                 | 2,053              | 22,098               |
| 5th                 | 2,411              | 25,952               |
| 4th                 | 2,765              | 29,762               |
| 3rd                 | 2,761              | 29,719               |
| 2nd                 | 2,762              | 29,730               |
| 1st                 | 2,470              | 26,598               |
| Mezzanine           | 994                | 10,700               |
| Ground              | 963                | 10,365               |
| Basement            |                    | -                    |
| <b>Total</b>        | <b>15,127 Sq M</b> | <b>162,826 Sq Ft</b> |

## 4 Four ways that make working at Welcome Building® more productive, healthier and well, fun.



**FLOOR-PLATE**  
With 207,000 sq ft of open space, Welcome Building offers the largest available floor-plates in Bristol.



**CEILING HEIGHT**  
Generous ceiling heights with 2.8m from the floor to underside of the M&E, and 3.3m to soffit.



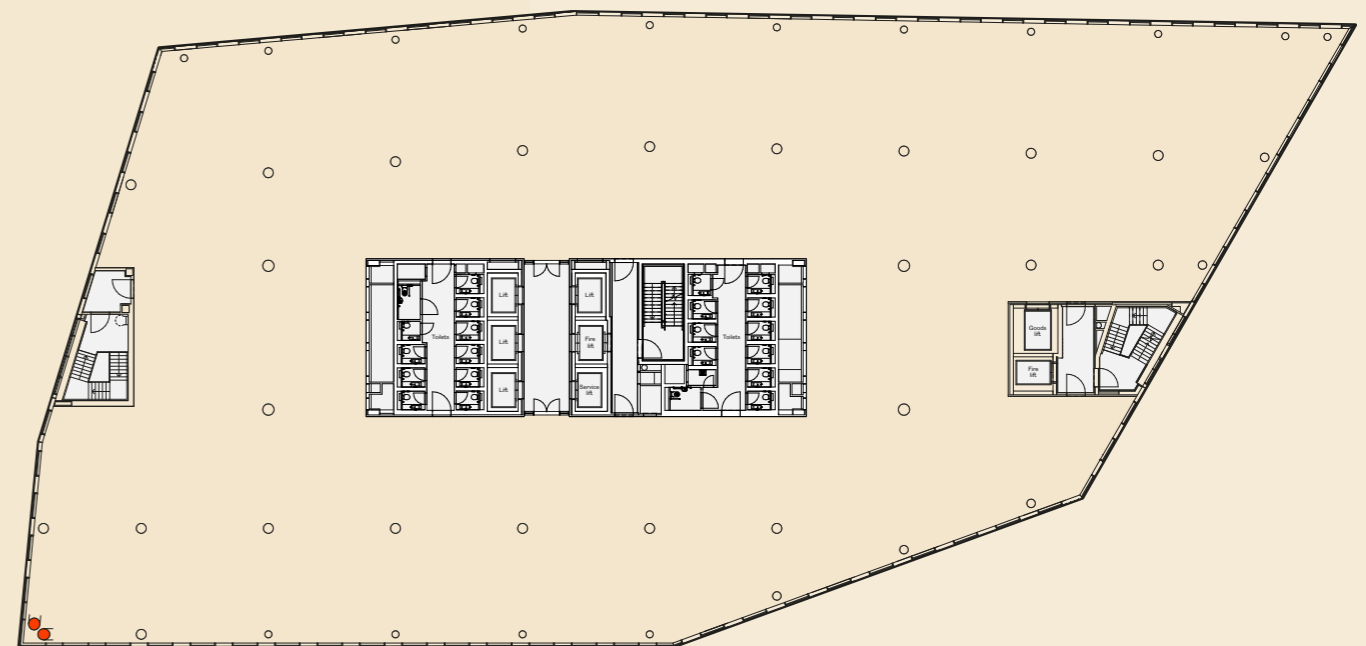
**FLEXIBILITY**  
All floors can be subdivided in up to four separate tenancies with various splits achievable.



**TERRACES**  
Landscaped terraces on the 5th and 6th floors with tree screens creating enclosed areas for meetings or breaks.



### TYPICAL FLOOR-PLATE







# All the details

## GENERAL DESIGN

### Cladding

The façade consists of a stick system curtain wall construction glazed by pressure plates/glazing beads. Spandrel areas are formed by polyester powder coated aluminium sheet cladding with metallic finish.

Level G to Mezzanine to the North and Level G to L01 to the South consists of a high performance double, and triple height respectively, fully glazed system with limited louvred sections. All metal elements on these levels are finished in a champagne hue.

L01 to L07 to the North and L02 to L07 to the South consists of alternating full height solid and glazing elements to a proportion dependent on the adjacent building uses. All metal elements on these levels are finished in a graphite hue.

The North elevation has a proportion of 60:40 solid to glazing whereas the South elevation has a proportion of 55:45. The predominantly glazed West and East elevations are defined by the staircases and act as the transition point between the North and South facades.

### Key Dimensions

|                                   |                   |
|-----------------------------------|-------------------|
| Typical floor to ceiling height   | 2.8m              |
| Mezzanine floor to ceiling height | 2.3m              |
| Reception                         | 6856 sqft/637 sqm |

|                 |             |
|-----------------|-------------|
| Grid            |             |
| Planning grid   | 1.5m x 1.5m |
| Structural grid | 9m x 8m     |

| Floor loadings (typical office floor) | Permanent loads  | Live loads      |
|---------------------------------------|------------------|-----------------|
| Finishes, services, ceiling           | 1.75 Gk (kN/sqm) |                 |
| Live loads                            |                  | 2.5 Qk (kN/sqm) |
| Partitions                            |                  | 1.0 Qk (kN/sqm) |
| Total                                 | 1.75 Gk (kN/sqm) | 3.5 Qk (kN/sqm) |

### Means of Escape

Means of escape for the office areas is based on phased evacuation with an occupant density of 6 sqm/person.

### WC design density

- Unisex superloos.
- 1 person/8m<sup>2</sup>. 100% utilisation with 20% additional provision.
- BS6464 Part 1-1:2006 + A1:2009
- 22 superloos on a typical floor including 2 accessible and 2 ambulant WCs.
- Allowance for 32 people using disabled WCs per floor.

## VEHICULAR ACCESS PROVISION

### Parking, loading and service bay

Service bay is accessed and exited from Oxford Street. It includes 19 car parking spaces, 4 of which are electric and 2 are disabled.

### Bicycle parking

- 296 cycle spaces provided in the basement, 32 of which are electric charging and 1 is disabled.
- 54 cycle spaces externally.
- High specification gendered shower and changing facilities provided adjacent to the basement cycle store and accessible by 2 stairs and 3 passenger lifts.
- 26 gendered showers (13 female, 13 male).
- 2 gendered accessible showers with accessible WC.
- 2 gendered superloos.
- 318 lockers (158 male, 160 female).

## VERTICAL TRANSPORTATION

### Lift design density

Occupancy at 1 person per 8 sqm NIA (with 80% utilisation).

### Lift performance

Meets BCO 2019 requirements.

- Average peak time waiting time of no more than 30 seconds at main lobby floor.
- Idle mode provided for energy efficiency.
- Hall Call Allocation (HCA) control system.

### Main lobby lifts

6 Lifts in total serving the main lobby.

- 4 x 1,800kg, 24 person @ 1.6 per second.
- 2 x 2,275kg, 30 person @ 1.6 per second.

### Service lifts

2 Service lifts, one in the Main core and one in the East core.

- 1 x 2,500kg dedicated Goods lift, serving Basement and Ground floor loading bay up to L07 (top office floor).
- 1 x 2,275kg Passenger lift in the main passenger group is used as an occasional Goods lift with a single entry on all levels bar the Mezzanine and serves L08 plant.

### Fire fighting lifts

2 Fire fighting lifts, one in the Main core and one in the East core.

- 1 Fire fighting lift, serving all levels up to L07 (top office floor).
- 1 Passenger lift in the main passenger group is a double entry combined passenger/fire-fighting lift serving all levels up to L07 (top office floor).

## INTERNAL FINISHES

### Entrance hall and reception

Fully glazed double height Reception/multi-purpose area with a café/bar.

- 2 fully glazed automatic revolving doors and 1 pass door to the Main entrance on the corner of Avon Street and Pugs Lane.
- Sustainable timber parquet flooring on raised access floor in the Reception, entrance matting on screed to all entry points.
- Feature wall with large format tiles and cork panels.
- Feature timber feature stair with bleacher seating.
- Exposed concrete soffit with white fabric acoustic rafts and integrated lighting.

### Lift lobby

- Sustainable timber parquet flooring on RAF.
- Black mesh ceiling rafts.
- Drylined walls clad in large format tiles and cork panels with SSS skirtings on GF. Drylined walls painted in white and SSS skirtings on L01-L07.
- Glass screens to demise areas.
- Black metal lift reveals.

### Flexible Spaces on GF-Mezz

- Fully glazed double height spaces.
- Metal tiled raised access floor.
- Exposed concrete and metal deck soffit with white fabric acoustic rafts to BREEAM and WELL requirements.
- White painted walls.
- 175mm on GF and up to 100mm on Mezzanine raised floor zone.
- Blind box at perimeter for Cat B fit-out blinds.

### Offices on L01-L07

- Floor to soffit alternating glazed and solid facade modules.
- Metal tiled raised access floor.
- Exposed concrete soffit with white fabric acoustic rafts to BREEAM and WELL requirements.
- White painted walls.
- 150mm raised floor zone.
- Blind box at perimeter for Cat B fit-out blinds.

### WC

- Unisex prefabricated superloos.
- Timber parquet flooring in lobbies. Porcelain floor tiles in superloos.
- White painted walls in lobbies. Porcelain tiles up to 1200mm and then white wall paint up to the ceiling in superloos.
- Black perforated metal tiles with white plasterboard margin in lobbies, white plasterboard in superloos.
- Solid surface custom hand basins/troughs and associated vanity countertops. Mirror cupboards with integrated soap dispenser and hand dryer.

## ELECTRICAL SERVICES

### Electrical Supply

The building has two 400V (LV) transformers (one for landlord and one for tenanted areas) located in the GF Substation.

### Design criteria (offices)

|                     |         |
|---------------------|---------|
| Illumination levels |         |
| Office areas        | 500 lux |
| WCs                 | 250 lux |

### Fire Detection

Means of escape for the office areas is based on phased evacuation with an occupant density of 6 sqm/person. Automatic fire detection and alarm system to L3 standard including a voice alarm in accordance with BS 5839 Parts 1 and 8. Flexible space 3 will be provided with a minimum standard of L2 alarm linked to the main building's alarm system, as part of the tenant fitout. Combined smoke and heat detectors and PAVA speakers covering the entire tenant's area with fire alarm call points on each final exit on each office floor plate. Sounders and beacons on the office terraces.

## SECURITY

Intruder alarm system to the access doors into the building. CCTV cameras to vehicle parking areas, cycle store, entrances, reception, lift lobbies, comms intakes and the external public realm. Access control to external doors, car park ramp and selected internal doors.

## MECHANICAL SERVICES

|  |  |
|--|--|
| Ventilation rates                      |  |
| Office floorplate                      | 12 litres/second/person                      |
| Toilet                                 | 10 air changes per hour                      |
| External design                        |  |
| Summer                                 | 30°C db, 20°C wb                             |
| Winter                                 | -4°C, 100% rh                                |
| Internal design                        |  |
| Summer                                 | 24°C ± 2°C                                   |
| Winter                                 | 20°C ± 2°C                                   |
| Cooling loads (occupants)              |  |
| Density                                | 1 person per 8m <sup>2</sup>                 |
| Sensible gain                          | 75W/person                                   |
| Latent gain                            | 55W/person                                   |
| Cooling loads (small power & lighting) |  |
| Base provision                         | 20W/m <sup>2</sup> (individual zone loads)   |
|  | 14W/m <sup>2</sup> (diversified floor loads) |
| Lighting gain                          | 8W/m <sup>2</sup>                            |

### Fan Coil System

The building is provided with heating and cooling via a wet system, with hot water generated by Bristol's heat network and cooling via air cooled chillers located on the roof. Heating and cooling provided to the office floor plates via an FCU system.

### BMS

The building management system allows for an intelligent connection between the landlord and tenant services to allow for independent tenant control, energy monitoring and reporting of faults and alarms.

## SUSTAINABILITY

- BREEAM target 'Outstanding' (2018) for offices.
- EPC Rating 'A'.
- WELL certification target 'Platinum'.
- WIRED certification 'Platinum'.
- Building powered by renewables: PVs on roof/All heating and hot water taken from Bristol's Heat Network.
- 40% reduction in carbon emission over the Part L 2013 baseline.
- High level of airtightness at 3 m<sup>3</sup>/m<sup>2</sup> per hr @ 50 Pa.
- High performance glazed facade with low iron glazing on GF-L01 and low G-Value 0.35-0.37 throughout.
- High performance thermal insulation in the external envelope.

|   |                         |
|---|-------------------------|
| External wall                                     | 0.20 W/m <sup>2</sup> K |
| Curtain wall (glazing and framing weighted value) | 0.90 W/m <sup>2</sup> K |
| Roof  | 0.14 W/m <sup>2</sup> K |

- High efficiency LED lighting with PIR daylight-sensitive controls.
- Heat recovery on main office mechanical ventilation equipment.
- Increased local area biodiversity with brown roof on L08 and bird boxes.





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**A Leading Commercial  
Real Estate Developer**  
trammellcrow.com

**Real Estate Investment  
Management**  
tristancap.com

**Simon Price**  
sprice@alderking.com  
+44 (0) 7990 891021

**Andy Smith**  
andy.smith@knightfrank.com  
+44 (0) 7443 983253

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