



A 14,500 sq ft opportunity in an
exemplar commercial office space

Welcome to a new way of working for Bristol

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 210,000 sq ft landmark in the city centre resets the bar for sustainability – bringing optimal energy efficiency and a commitment to creating a healthy environment and sense of community for all who work there.



Welcome Building®



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Four guiding principles that makes Welcome Building® a highly-commended 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 hosts events, Restore 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 will be located.



01

Welcome Building®

02



- 01 Tree-lined spaces
- 02 Restore Café
- 03 Multi-use stair and performance space
- 04 Focused working areas
- 05 Fitness and wellbeing on the mezzanine



03



04



05



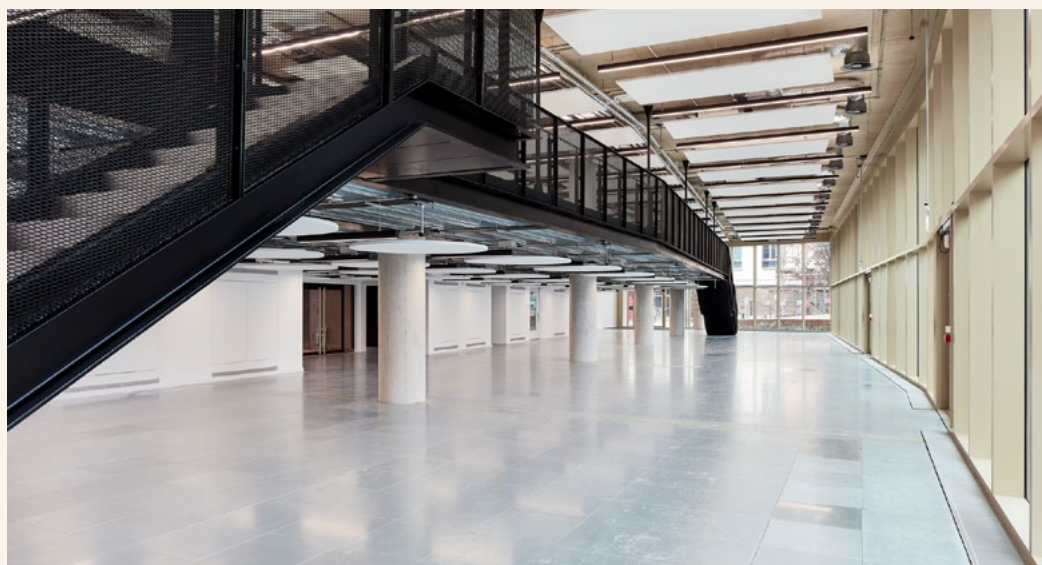
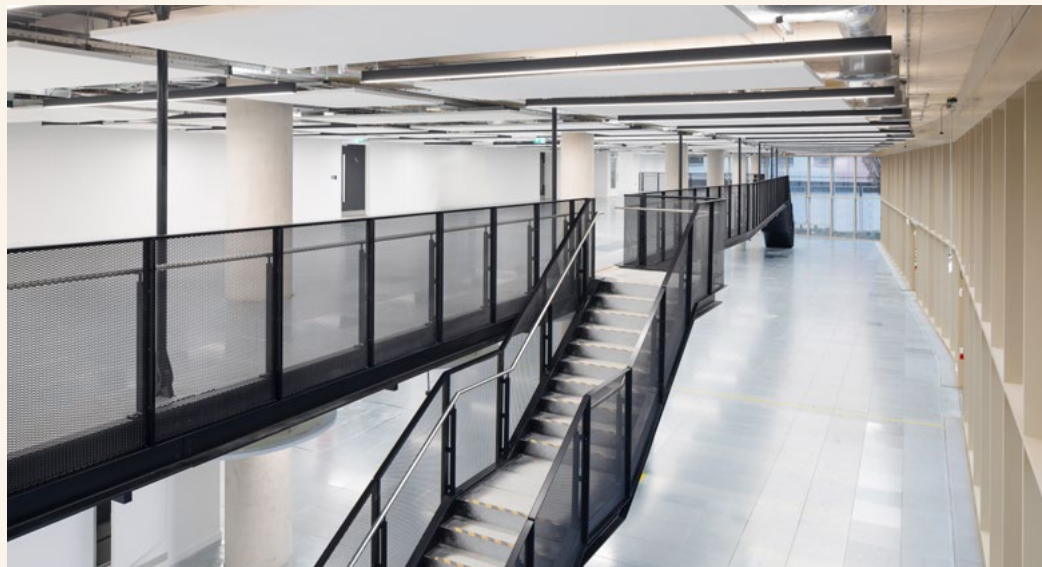
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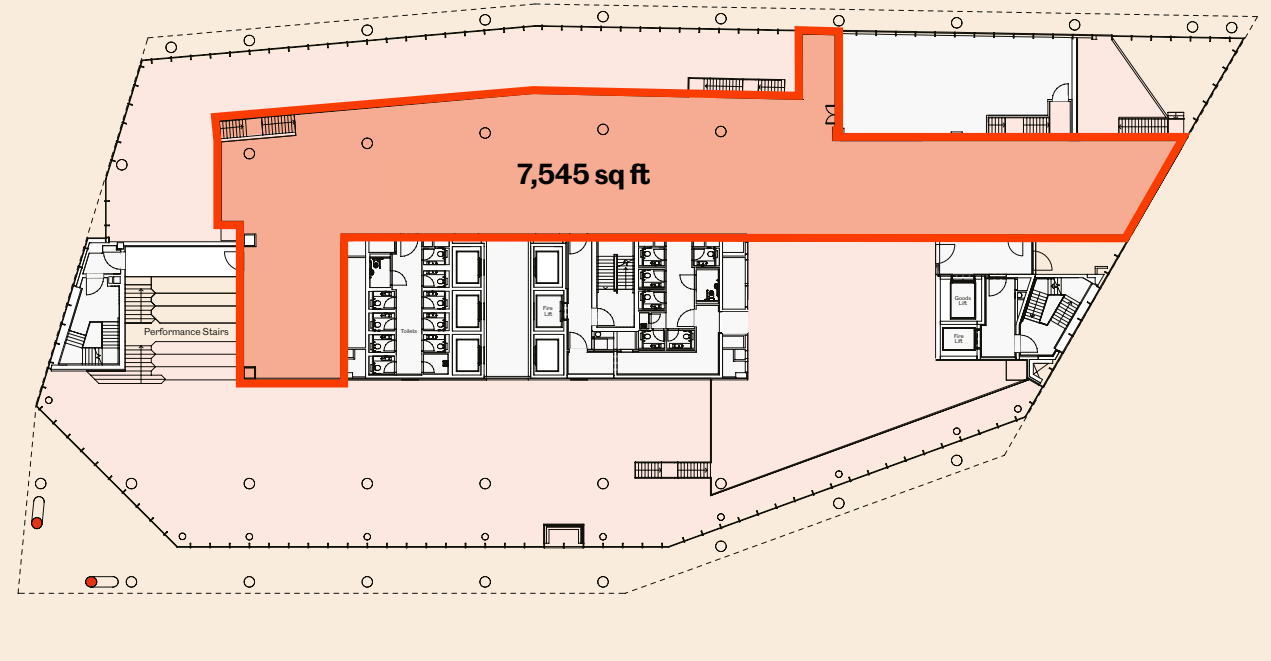
The largest available spaces in the city

Sit adjacent to our Internal Street are the available Ground Floor and Mezzanine spaces.

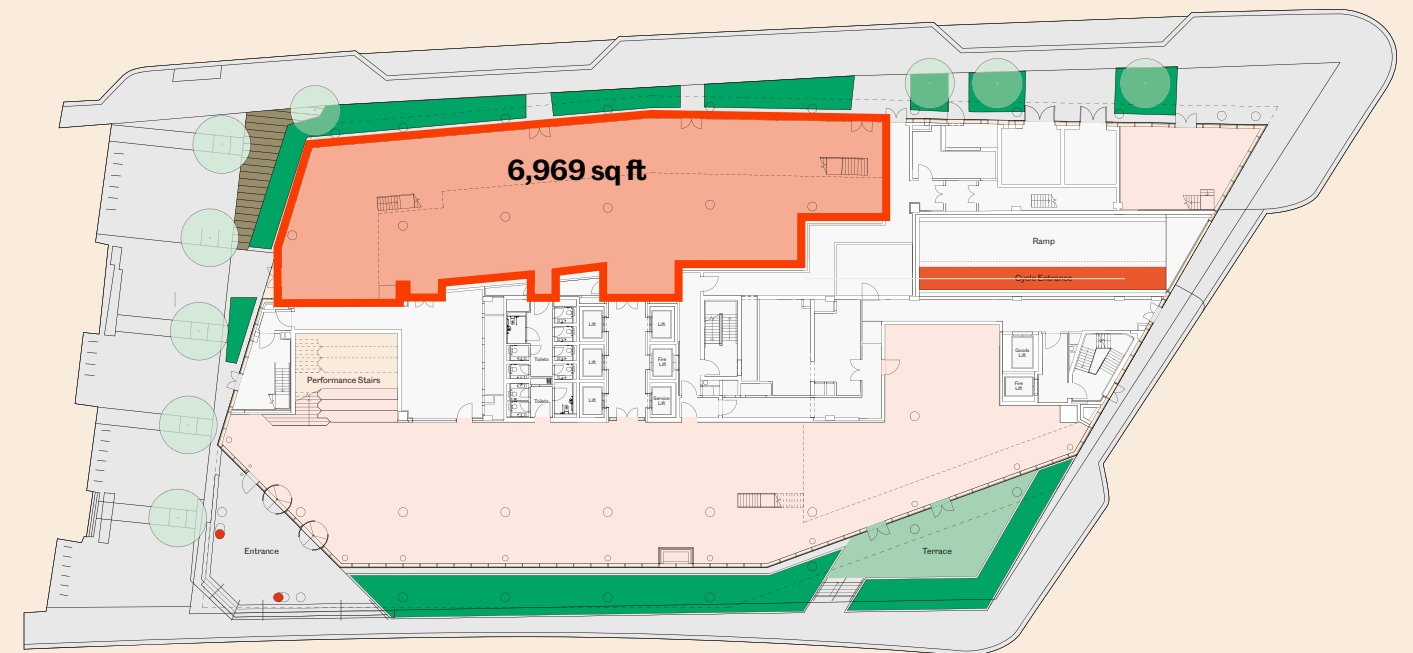
Together, at almost 15,000 sq ft they're the largest available space of their kind in Bristol and come complete with an individual entrance, just a five-minute stroll from Temple Meads Station.



Mezzanine 7,545 sq ft



Ground Floor 6,969 sq ft





A space that truly welcomes

As the only space with its own entrance into Welcome Building®, the Ground Floor and Mezzanine offer a chance to impress with their dramatic scale and views down the whole north side of the building.



Flexible, adaptable space up on the Mezz

Bathed in natural light and with generous ceiling heights the Mezzanine offers a place for a flexible working life – all fully accessible by stairs or lift.



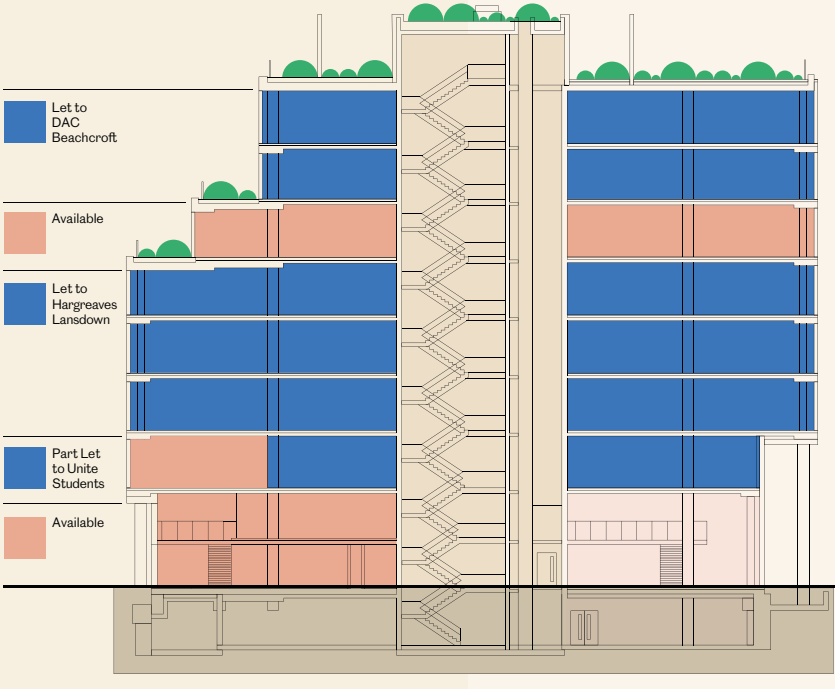


An opportunity to be part of our vibrant community

With over 75% of the building now leased, Welcome Building® is already home to a thriving professional community.

Major UK investment platform Hargreaves Lansdown has secured a long-term lease across floors 2, 3, and 4. They join DAC Beachcroft, a leading global law firm, which has taken the top two floors, as well as Unite Students, the UK's leading student accommodation provider, who have established their headquarters on the first floor.

Together, they create a ready-made, vibrant community that you'll be part of from day one.



Available Workspace	sq m	sq ft
7th Let	2085.3	22,446
6th Let	2082.8	22,419
5th Available	2443.6	26,303
4th Let	2799.5	30,134
3rd Let	2797.8	30,115
2nd Let	2797.6	30,113
1st Part Let	2048.1	22,046
1st Available	422.1	4,543
Mezz Available	701	7,545
Ground Available	647.4	6,969
Basement	-	-
Total	18,825.2 sq m	202,633 sq ft





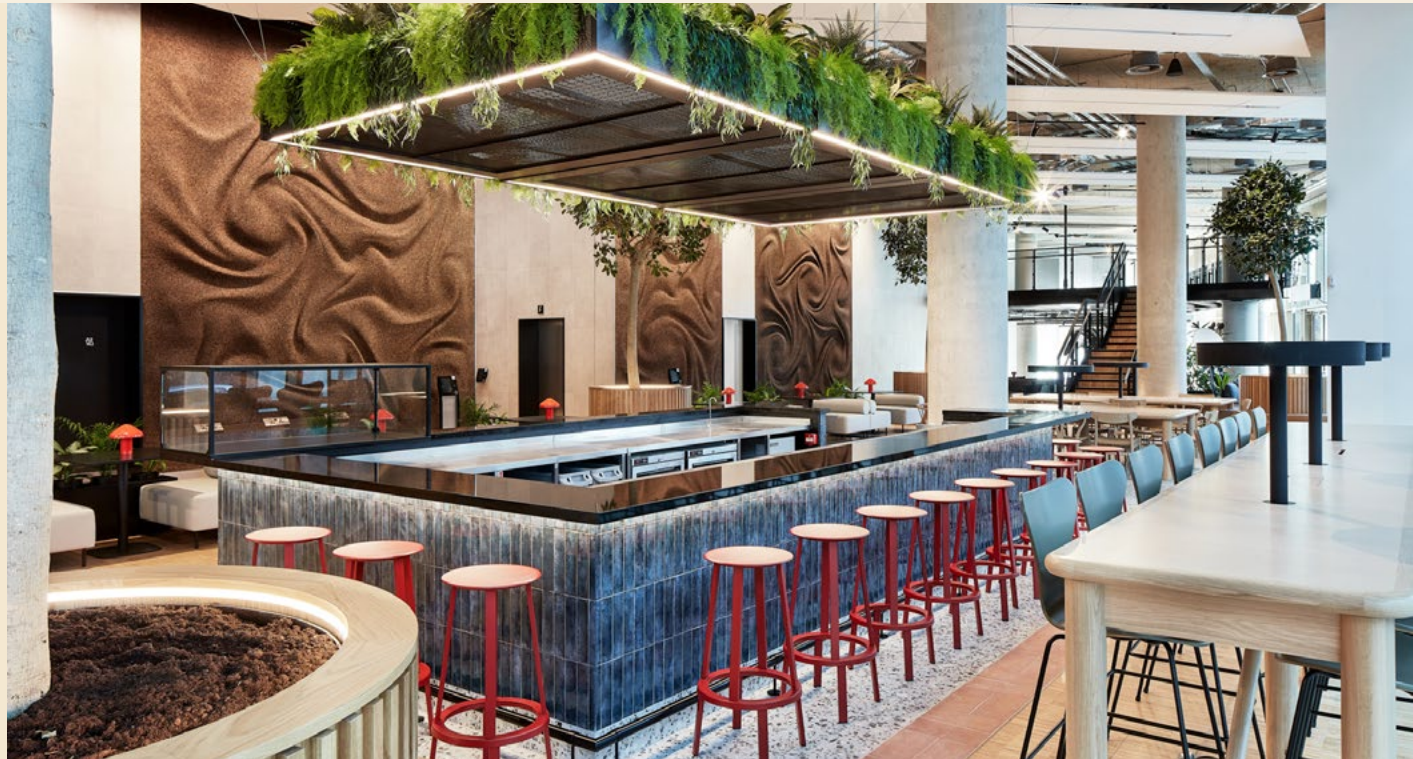
Offering the very best amenities for your team

Down on our Street are two brilliant offerings to make every working day all the more unique.

Local, independent café, Restore provide B Corp-powered healthy beverages. But whether its coffees, matcha, protein shakes or toasties, cake is always still an option.



Fancy some body combat or sh’bam dance? Up on the Mezzanine above the Street, fitness experts ReFit will be offering the very best in health and wellbeing facilities. Packed with hi-tech equipment and an enviable schedule of activity throughout the week – our gym offering is sure to make your team boosted with endorphins and motivated for more!





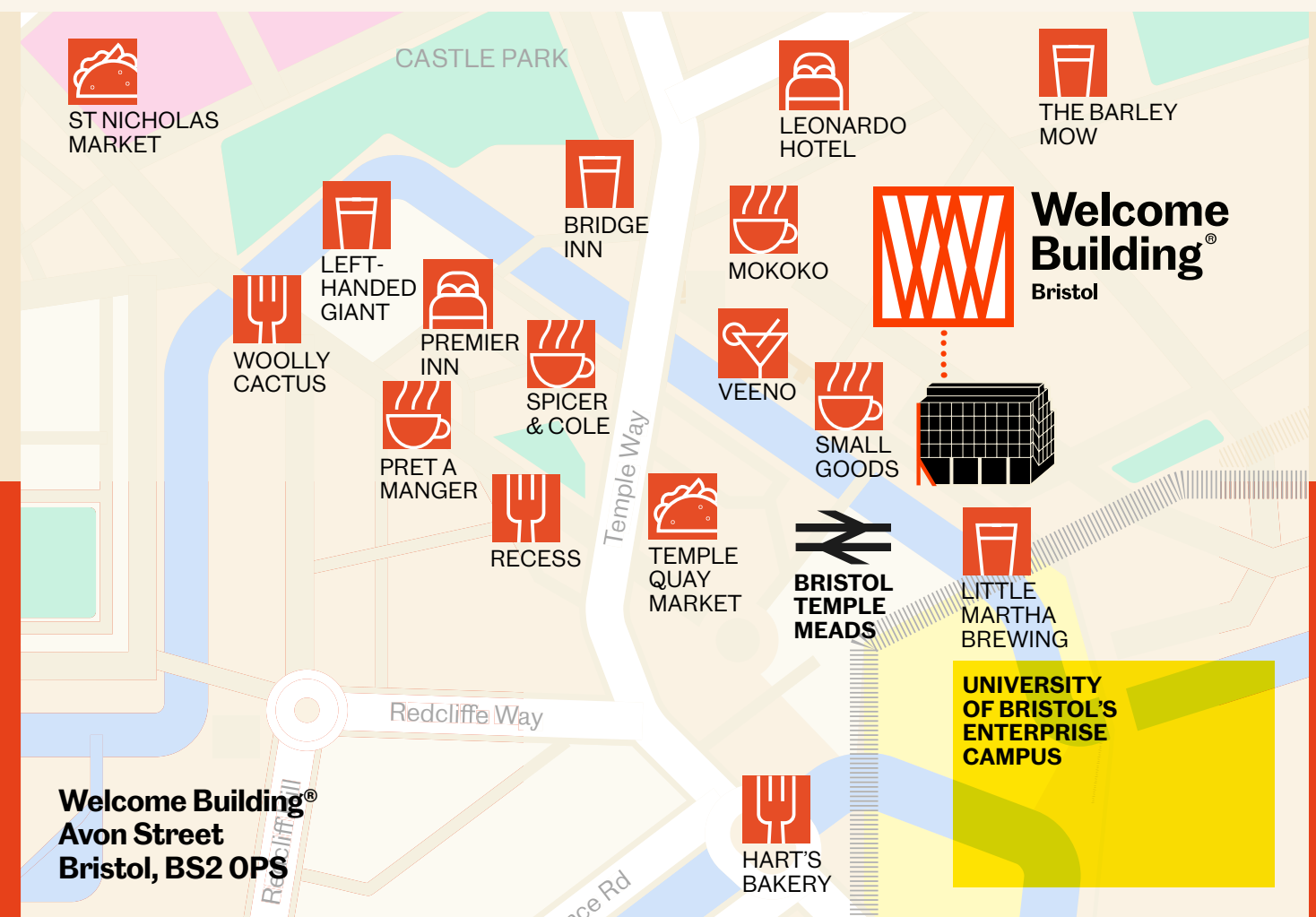
You'll be surrounded by the best of Bristol

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 already 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 a huge footfall of potential customers, as well as potential talent.



- 01 Right next to Bristol Temple Meads and the Enterprise Campus
- 02 The Floating Harbour
- 03 Mokoko Coffee & Bakery
- 04 Little Martha Brewing





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.



WiredScore
PLATINUM

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.



Five at Heart are the world-leading specialists in end of journey facilities. Welcome Building® has Platinum certification (one of only three in the UK) for the way it connects to both the cycle network and its spa-like storage and showers.



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.



SmartScore
GOLD

One of only 11 in the UK, our SmartScore Gold rating reflects our digital innovation which provides excellent user experiences, operational efficiency, and a commitment to sustainability standards.

BREEAM®
OUTSTANDING

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

NABERS

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.

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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 CO₂ 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 Hi-tech lifts and connectivity



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/8m². 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 8m²
Sensible gain	75W/person
Latent gain	55W/person
Cooling loads (small power & lighting)	
Base provision	20W/m²(individual zone loads)
	14W/m²(diversified floor loads)
Lighting gain	8W/m²

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 m³/m² 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/m²K
Curtain wall (glazing and framing weighted value)	0.90 W/m²K
Roof	0.14 W/m²K

- 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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**Real Estate Investment
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