



**Welcome
Building[®]**
Bristol



**Welcome to a new
way of working**

welcomebuilding.co

Say hello to Welcome Building

Introducing Welcome Building, a new type of workplace for Bristol created by specialist developers Candour.

This 207,000 sq ft landmark in the city centre will reset the bar for sustainability. Targeting optimal energy efficiency and a commitment to creating a healthy environment for all who work there.

Welcome Building will have a unique street on the ground floor that will host events, an open kitchen, interactive art and a collaborative business community.



Welcome Work
Flexible spaces for modern working



Welcome Planet
Resetting the bar for sustainability



Welcome All
An open ground-floor street full of amenities



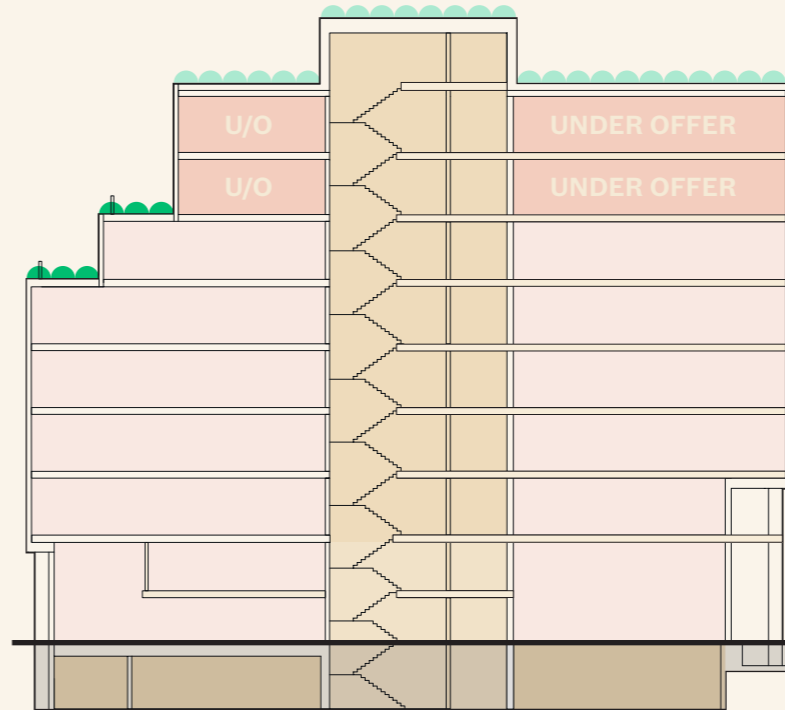
Welcome Bristol
Connecting partners, clients and talent





With ten floors designed to enable your business and team to flourish and grow.

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



Floor	Workspace sq ft
7th	22,098
6th	22,098
5th	25,952
4th	29,762
3rd	29,719
2nd	29,730
1st	26,598
Mezzanine	8,869
Ground	11,916
Basement	-
Total	206,742

We'll be one of Bristol's first all-electric buildings, running Net-Zero in operation all day, in every way.



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.

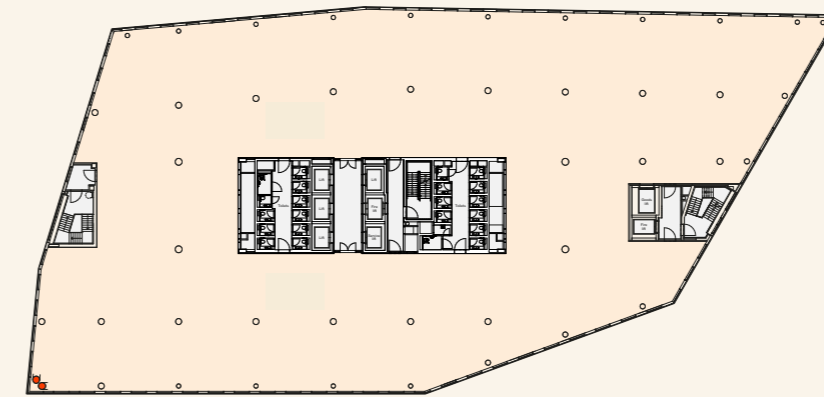


Light, quiet and healthy spaces

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



Typical floor-plate



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

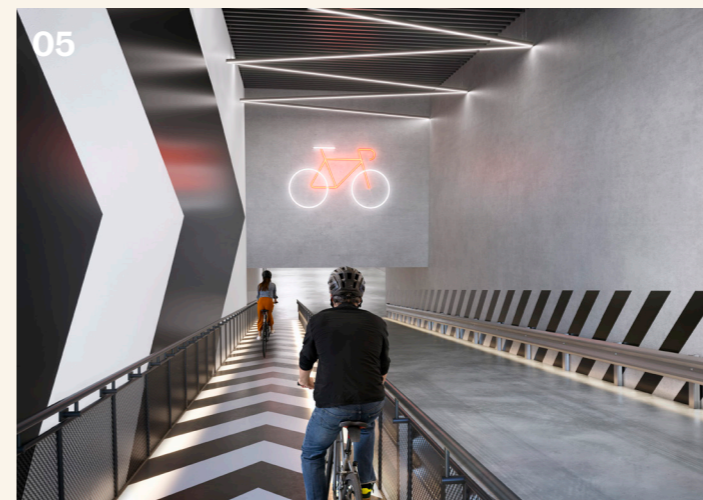
Landscaped terraces on the 5th and 6th floors with tree screens creating enclosed areas for meetings or breaks.

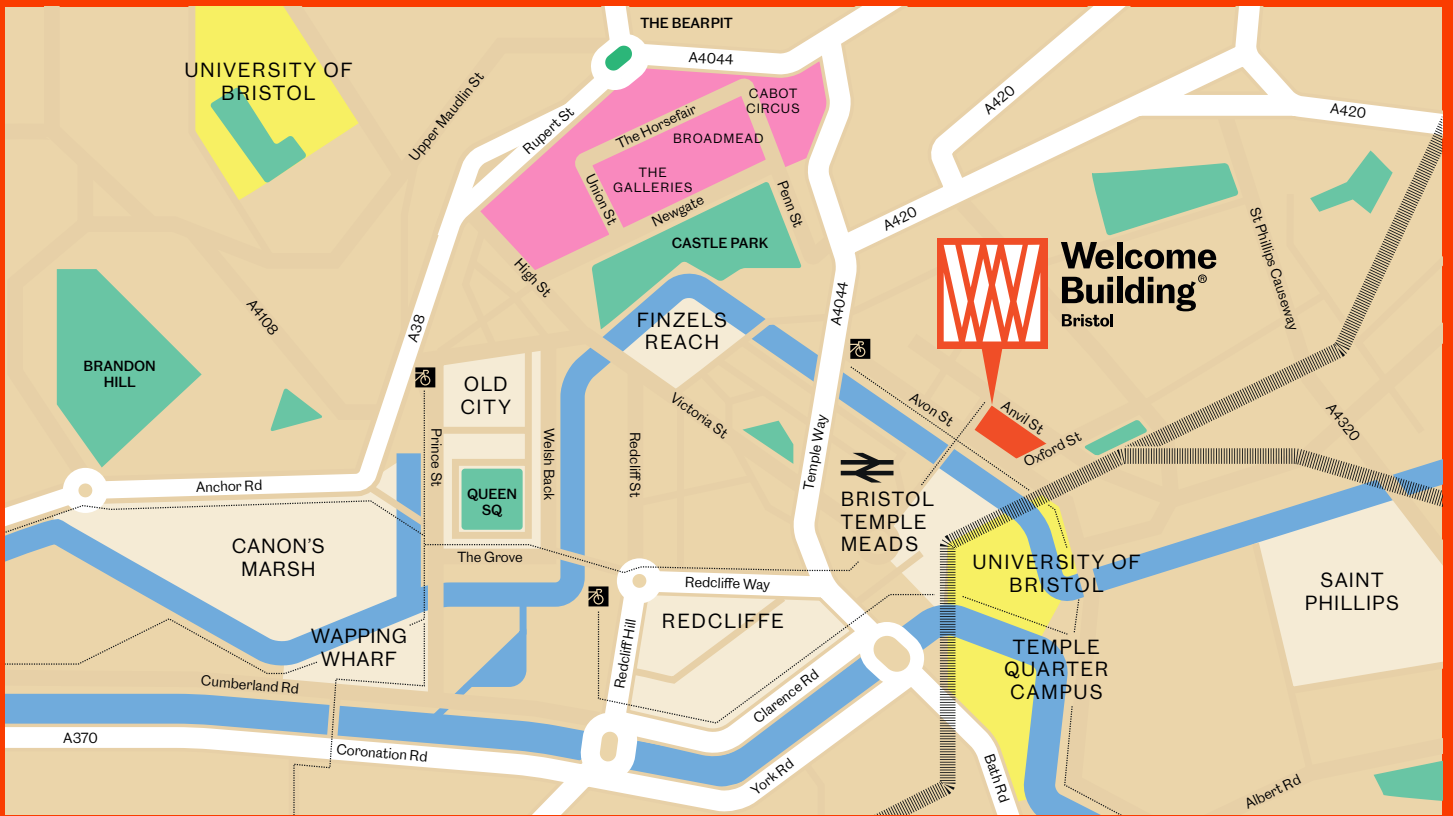


Welcome to the street, our unique double-height space for a thriving business community to enjoy. Here, everyone from start-ups to established organisations will be welcome to experience how good working together can really be.



- 01 Cafe and open kitchen for breakout work
- 02 The double-height street entrance
- 03 Multi-use stair and performance space
- 04 Landscaped ground floor terrace
- 05 Cycle-in ramp to best-in-class end of journey facilities by Five at Heart



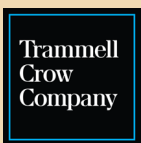


Welcome Building®
Avon Street
Bristol, BS2 0PS

Where we live

Between the University of Bristol's new campus and the city centre, we're in a key location to connect innovative thinking with the city's rich creative culture.

We're also beside Bristol Temple Meads, a major transport hub for the city and region, which sees 60,000 people passing through daily.



A Leading Commercial Real Estate Developer
 trammellcrow.com



TRISTAN
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