



QueensQuay

Information Pack

Georgian Elegance
Modern Flow

33-35 Queen Square — Bristol — BS1 4LU





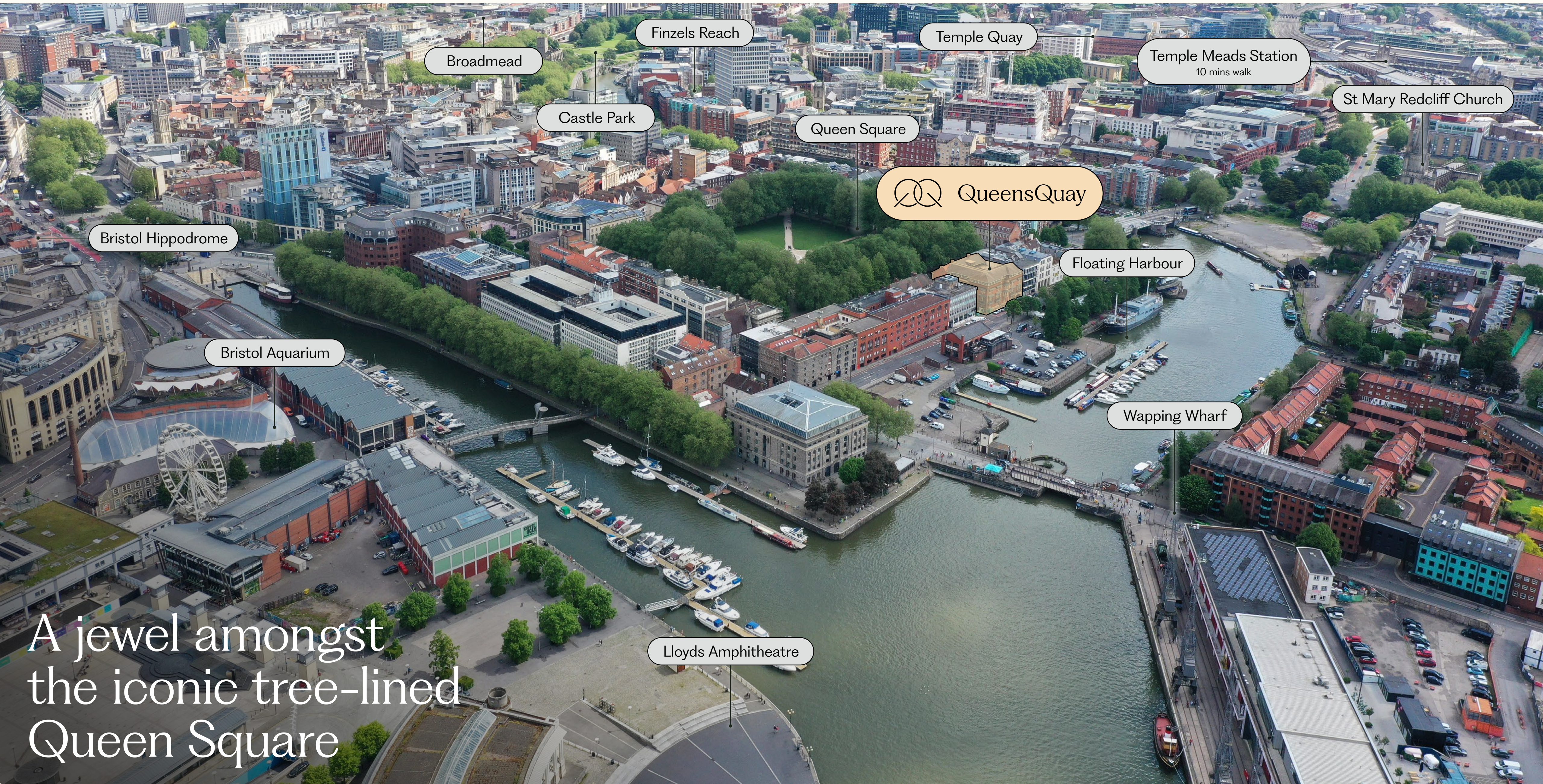
Queens Quay
Georgian facade



A Georgian
reinvention
in an unrivalled
location



Queens Quay
Our location



Finzels Reach

Temple Quay

Temple Meads Station
10 mins walk

St Mary Redcliff Church

Broadmead

Castle Park

Queen Square



Queens Quay

Floating Harbour

Bristol Hippodrome

Bristol Aquarium

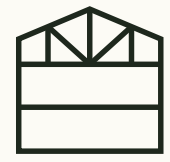
Wapping Wharf

Lloyds Amphitheatre

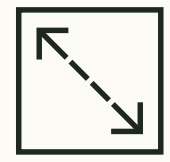
A jewel amongst
the iconic tree-lined
Queen Square



Contemporary office space redesigned to the highest specification



Comprehensive Reconfiguration
Exceptional back to frame refurbishment due to be delivered in Q1 2025.



30,000 sq ft best in class office
Ability to accommodate HQ requirements or floor by floor lettings.



Rare dual vistas floorplates
Unique workspace environment benefiting from views of Queen Square and Bristol's Floating Harbour.



Responsibly built
Targeting EPC A, BREEAM 'Excellent', Wired Score 'Platinum' and Active Score 'Platinum'.



Central location
Surrounded by an exceptional array of tenant amenity.



Indicative CGI

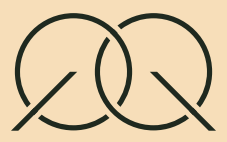




Queens Quay
Lifestyle

Vibrancy in
abundance





Comprehensively redesigned to deliver efficient modern workspace, able to accommodate an HQ occupier or single floor occupation

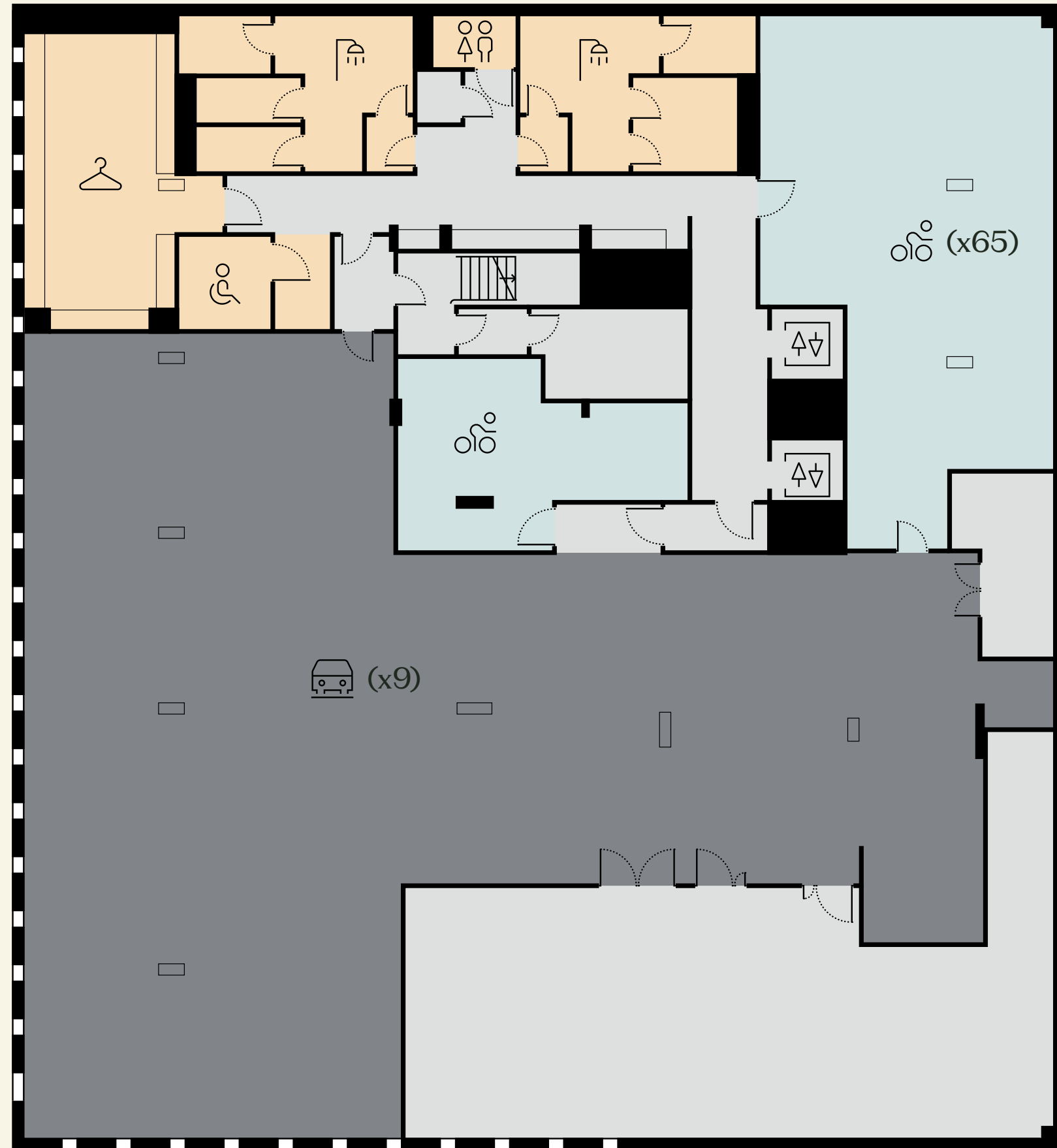
Floor	Sq ft	Sq m
3rd	7,223	671
2nd	8,062	749
1st	8,062	749
Ground	6,125	569
Total	29,472	2,738
Basement	----	----

Including 9 car parking spaces and 65 bike racks



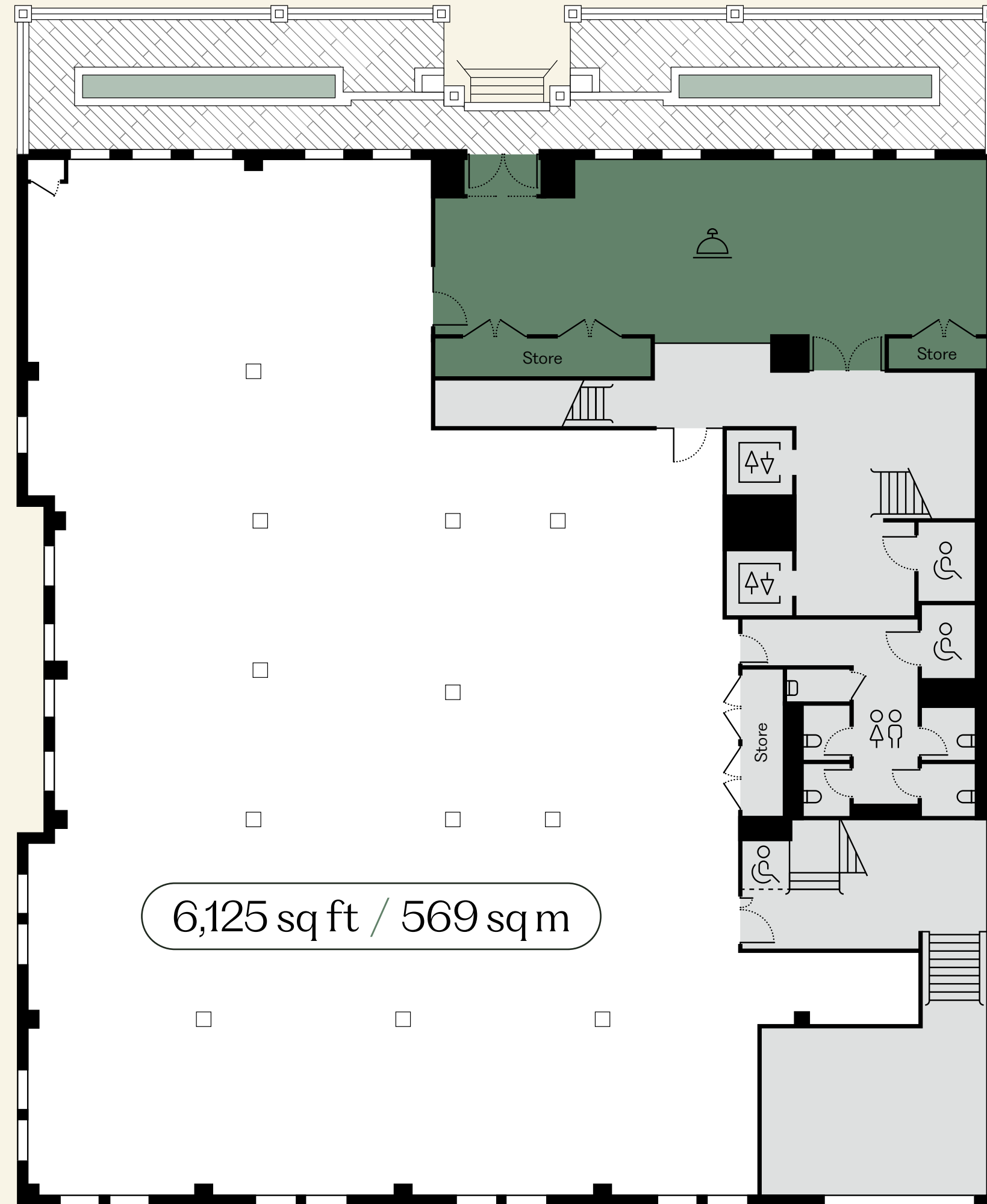


Basement



Plans not to scale. For indicative purposes only.

Ground floor



Key:

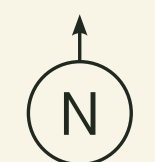
- Office
- Core
- Reception
- Showers/Change/WCs
- Bicycle storage
- Car park

↑ QUEEN SQUARE



DUAL VISTA

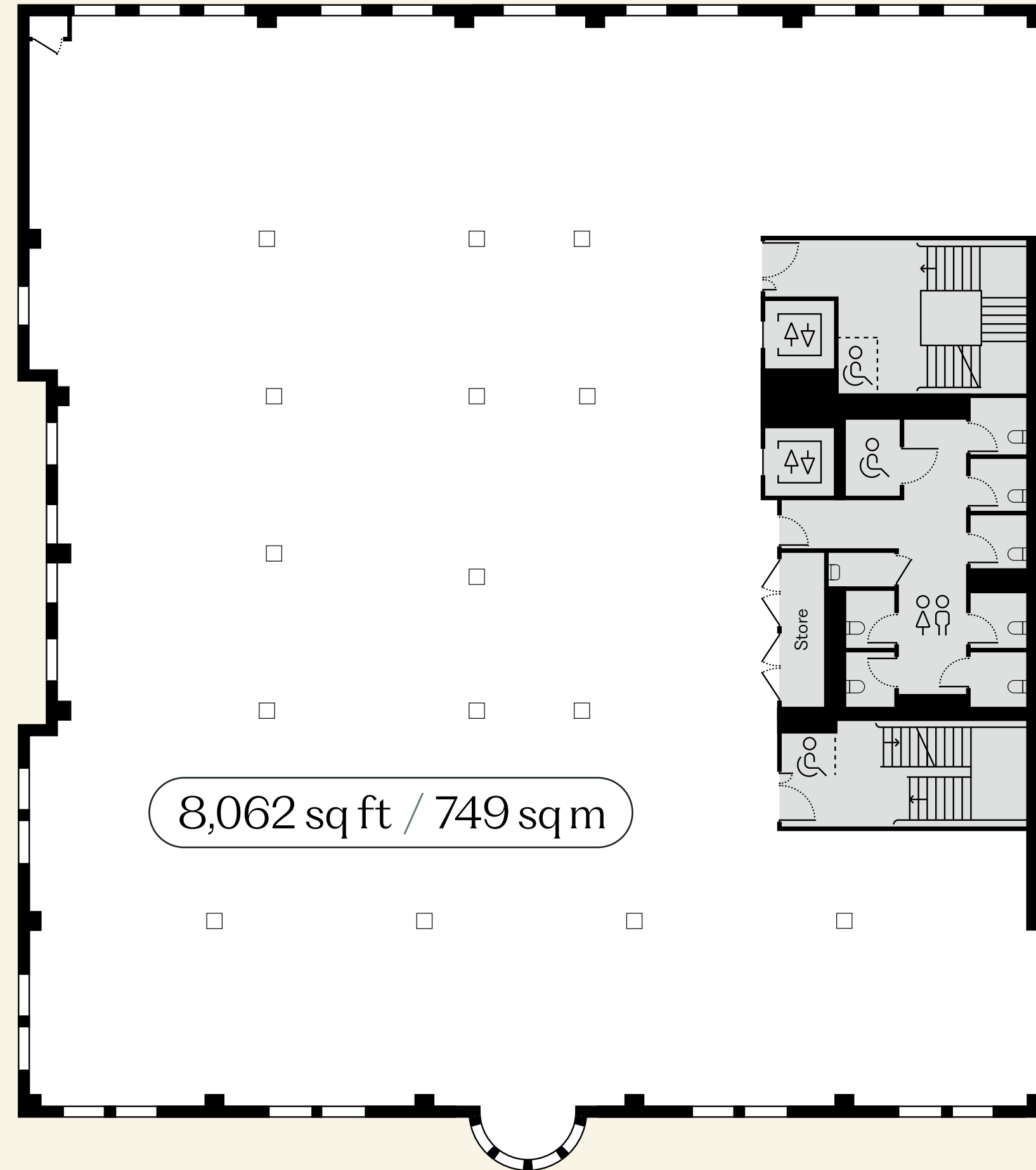
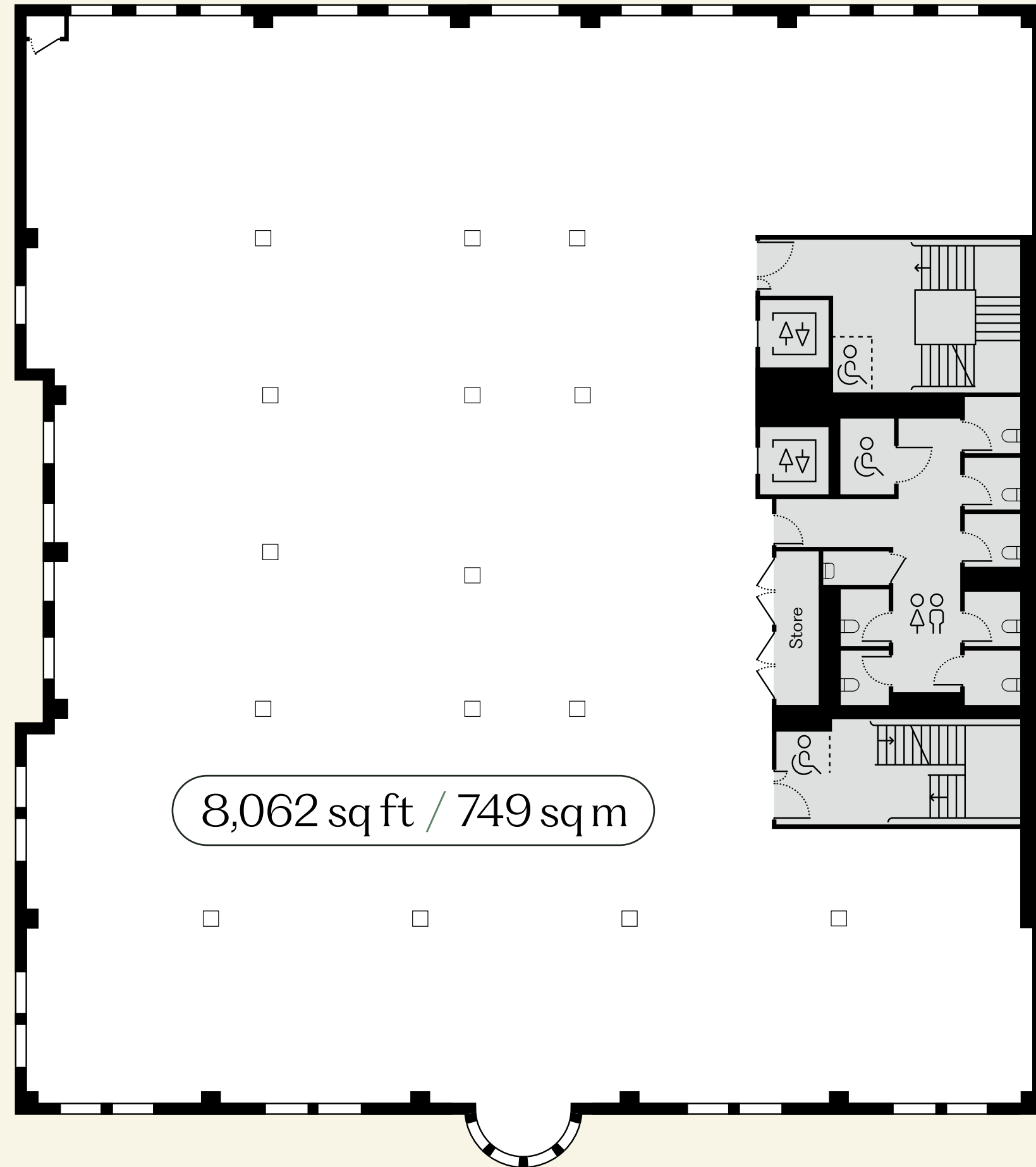
↓ FLOATING HARBOUR





1st floor

2nd floor



Key:

○ Office

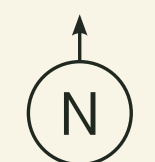
● Core

↑ QUEEN SQUARE



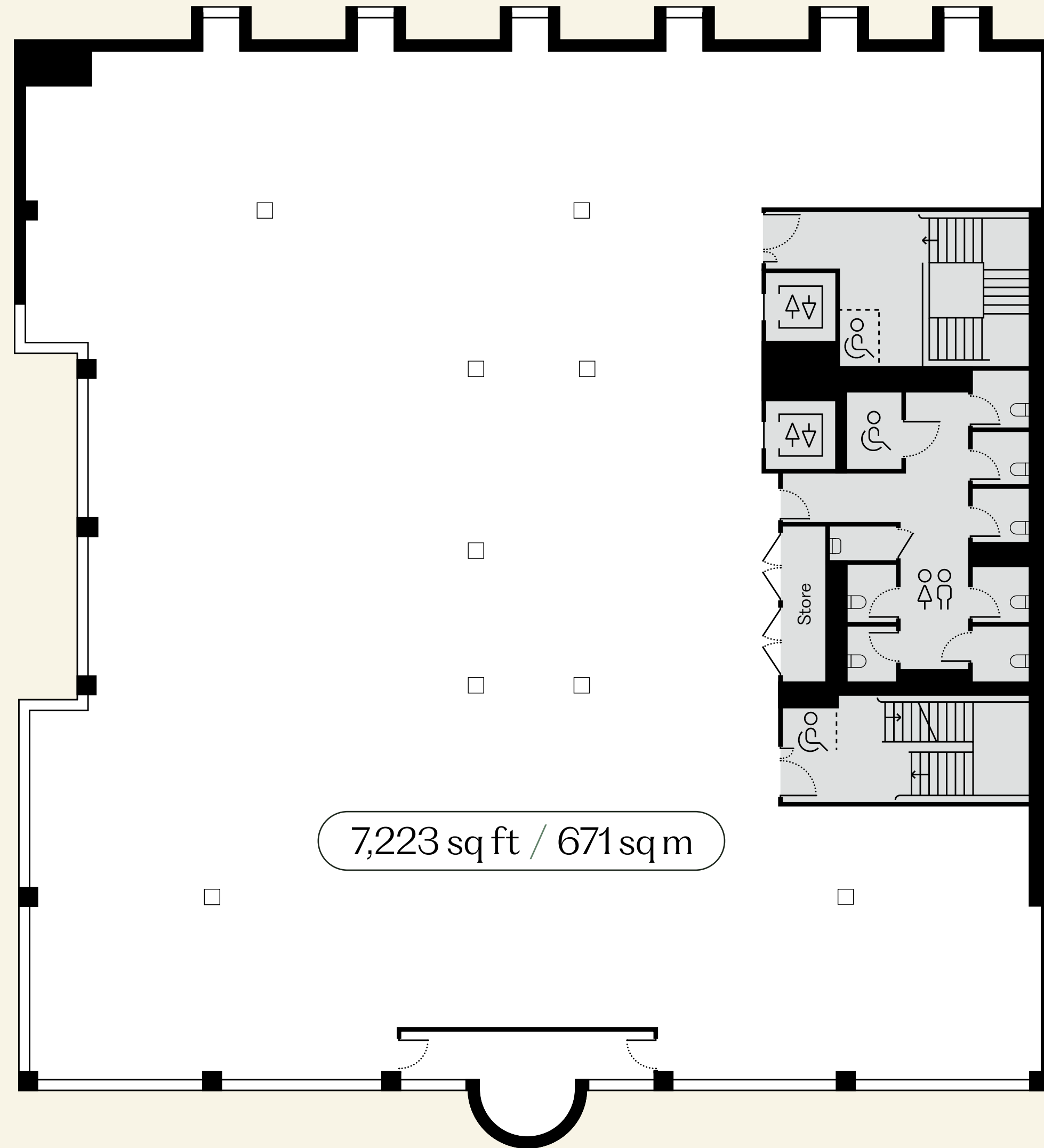
DUAL VISTA

↓ FLOATING HARBOUR





3rd floor



7,223 sq ft / 671 sq m

Key:

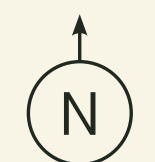
- Office
- Core

QUEEN SQUARE



DUAL VISTA

FLOATING HARBOUR





With over 300 years of history, ensuring the sustainable future of Queens Quay

Designed to achieve*



BREEAM 2014 'Excellent' rating



Wired Score 'Platinum' rating



Active Score 'Platinum' rating



EPC A



692 tonnes CO₂e saved
Compared to a new build project

*Targeted on completion

Retrofitting vs. new build

In refurbishing Queens Quay, we have saved approximately 160 kg CO₂e/m² or 692 tonnes CO₂e of carbon and 348 kg CO₂e/m² or 1,506 tonnes CO₂e of embodied carbon compared to a new build project. This represents a 69% saving when compared with the LETI benchmark for new builds or the equivalent of:

- 82,775 train journeys from Bristol to London
- 24,705 car journeys from Bristol to London
- 4,613 flights from London to Edinburgh
- 2,306,666,667 short emails
- 45,683,545 smartphones charged

Sustainability features

- Electric vehicle charging
- Low water-use appliances
- Automatic lighting controls with presence detection
- Excellent cyclist facilities
- State of the art air filtration
- UV treatment for air supply
- Central mechanical ventilation with heat recovery
- 65 cycle spaces
- Scooter storage
- 78 lockers
- Drying room
- Designated male and female changing rooms
- 5 showers in the building

Car park

9 spaces in a secure basement car park.

Ceiling heights

2.6m on typical floors.

Occupancy

The building has been designed to achieve the following standards:

- Means of escape: 1 per 6 sq m
- Occupational density: 1 per 8 sq m

Sanitary provision: Unisex, provision for a density of 1 per 8 sq m

Lifts

Two 800kg 10 person lifts travelling between the Ground and all office levels.

Staircase

There are two staircases that serve all floors.

Lighting

The design of the internal lighting is in accordance with the best practice guidance contained within the following documents:

- CIBSE lighting Guides
- BS EN 12462-1 Light and Lighting of Work Places
- BCO Guide to Lighting — Best Practice for Lighting of Offices
- SLL Lighting Handbook

Lighting levels at floor level

Entrance: 300 lux
 Offices: 300 lux
 WC/Showers: 150 lux
 Cycle store: 200 lux

The design of the emergency lighting is in accordance with the best practice guidance contained within the documents outlined above.

Emergency lighting is provided to maintain specified illuminance levels for a minimum period of two hours, these are outlined on the following page.



Emergency lighting cont.

Lightning Protection

An existing lightning protection system is present in the building. This will be retained and adapted so that all new equipment and structure will be bonded to the existing system.

Fire Protection

The basement car park, cycle storage, and scooter storage will be provided with sprinkler protection served by a sprinkler main.

Detection

The building is provided with an L3 category fire alarm system. All new fire alarm equipment will comply with BS 5839-1:2017.

Comfort Cooling and Heating

Tenant Offices

The heating and cooling of the office levels are provided by Hybrid VRF heat pumps, with two systems provided per floor to facilitate a future tenancy split. Heating and cooling is provided to the office space via horizontal ceiling mounted fan coil units and ceiling grilles. Each Hybrid VRF system consists of indoor concealed fan coil units, outdoor unit, interconnecting pipework and associated wiring and controls. The system distributes heating and cooling on the floors using water rather than refrigerant, significantly reducing the system's embodied carbon.

Landlord Areas

The reception is heated and cooled with a R32 VRF system. Staircores and basement end of journey facilities are heated by wet radiators served by an LTHW heat pump system.

Ventilation

The building is mechanically ventilated using a roof mounted AHU. The AHU incorporates an internal heat pump and heat recovery to heat and cool the supply air to a neutral supply temperature. Air is supplied on the tenant floors through an underfloor distribution system. Windows on tenant floors are also opening should the tenant wish to open them.

Ventilation Rates

Offices 12 l/s based on an occupancy of 1 person per 8 sq m
Toilets and showers 8 l/s per cubicle

Acoustic Criteria

Mechanical plant is selected to achieve NR38 in the office and reception areas. NR 40 shall be achieved for lift lobbies, circulation areas and WCs.

New high performance double glazed windows throughout. Use of acoustic ceiling & wall panelling finishes for acoustic reverberation internally.

Cold Water Provision

Cold water is provided via a packed booster set / break tank arrangement to allow the minimum pressure requirement for instantaneous hot water.

Hot Water Provision

Hot water to the showers and landlord WCs is provided by a central storage tank and generated by roof mounted Air Source Heat Pumps.

The toilets are mechanically ventilated with a central extract fan.

An array of photovoltaics is located on the roof to generate power onsite.

Reception

Floors

Wall to wall oak herringbone timber flooring.

Wall finish

Plasterboard painted in matt finish along with bespoke plaster 'inverted scallop' fluting detailed to the rear of the reception wall along with feature fabric wall panels and feature metal panelled walling and alcoves. Coordinating feature skirtings to match wall finishes.

Ceiling Finishes

Plasterboard painted in white matt finish, with contemporary recess to accommodate large feature fluted vaulted ceiling to reception area. Bespoke plaster 'inverted scallop' fluting detailed ceiling.

Lighting

Recessed fluted ceilings complemented by highlighted downlights and accent task lighting at the reception desk.

Fixtures

Large reception area containing bespoke reception desk. The reception will also include a bespoke coffee point with informal meeting / working area and soft seating.

Internal Office Areas

Floor Finishes

Main workspace areas have raised access floors with minimum 200mm clear void.

Wall finish

Plasterboard painted white matt finish along with feature fabric wall panels and feature metal details to alcoves

Ceiling finish

SAS concealed grid plank. 300x1200mm metal acoustic ceiling tiles with plasterboard margins painted in white matt finish.

Doors and architraves

Hardwood veneer white-washed pale timber veneer finish, quarter cut with feature metal architraves and frames.

Skirting

Coordinated feature skirtings to match wall finishes.

Lighting

Linear lighting coordinated into ceiling with recessed downlights to lifts.

WC/Shower Finishes

Floor finish

Porcelain tiles.

Wall finishes

Combination porcelain tiling, feature wall panels and plasterboard in matt paint finish.

Ceiling Finish

Plasterboard in white matt emulsion finish.

Sanitary Ware Fittings

— Fixed shower head, valve and shower hose in feature metal colour.

— Clear glass shower screen

— WC with automated flush detail in feature metal colour.

— Above wash hand basins have integrated bespoke mirror frames to match feature metal trim detailing.

— Accessories include wall feature colour hand dryer, integrated tap and soap dispenser

Lighting

Recessed LED Fittings to ceiling

Ventilation

The toilets are mechanically ventilated with a central extract fan.



For more information,
or to take a closer look,
please don't hesitate
to get in touch



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Project Manager & Principle Designer



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