

# SPECTRUM

REALISE YOUR POTENTIAL

BRISTOL | BS1 3LG

# SEE YOUR WORKPLACE FROM A FRESH PERSPECTIVE

Spectrum is one of the City's most prominent and distinctive office buildings, providing 114,000 sq ft of exceptional office space in the heart of Bristol City Centre.



**5 X 10 PERSON  
PASSENGER LIFTS**



**CONTEMPORARY DOUBLE  
HEIGHT GLAZED RECEPTION**



**COMMISSIONAIRE TO  
MEET AND GREET GUESTS**



**EXTENSIVE SHOWERS  
& LOCKER FACILITIES**



**BRISTOL'S OWN SANDWICH SANDWICH SHOP  
LOCATED WITHIN THE BUILDING**



**OPPORTUNITY FOR  
CORE AND FLEX SPACE**



**SPEED GATES FOR FAST BUT SECURE  
ACCESS INTO THE BUILDING**





# THE AVAILABLE SPACE

The ground floor has been fully refurbished and offers light airy workspace, creating an inspiring place to work.

 **METAL GRID SUSPENDED CEILING**

 **ENERGY EFFICIENT LED LIGHTING**

 **FULLY ACCESSIBLE RAISED FLOORS**

 **VRF AIR CONDITIONING WITH SWIRL DIFFUSERS**

 **AUTOMATED AIR HANDLING**

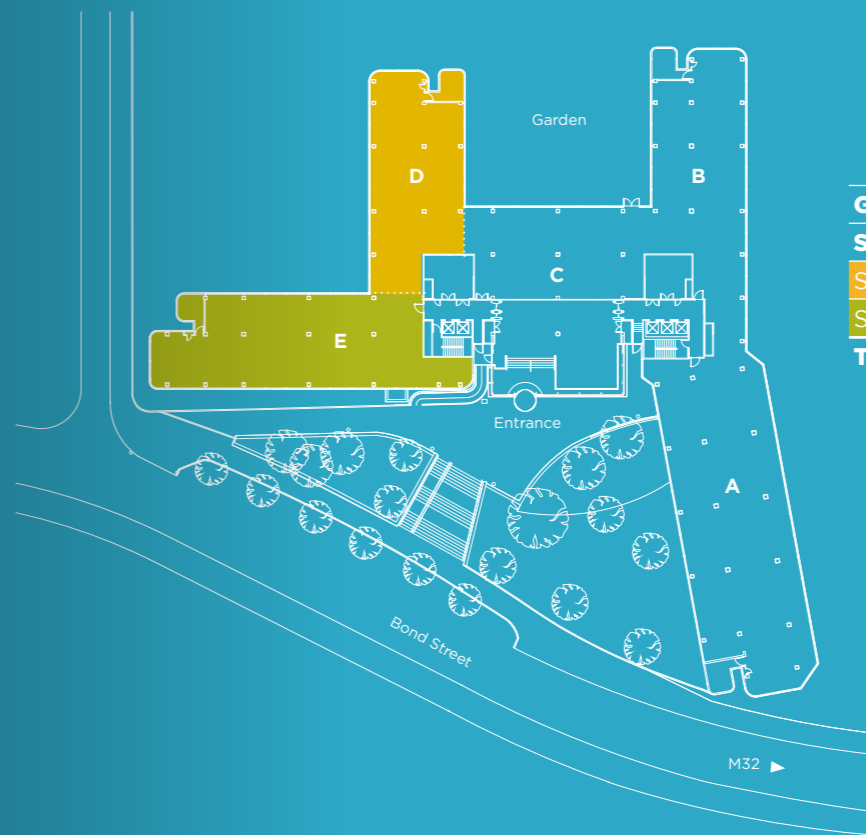
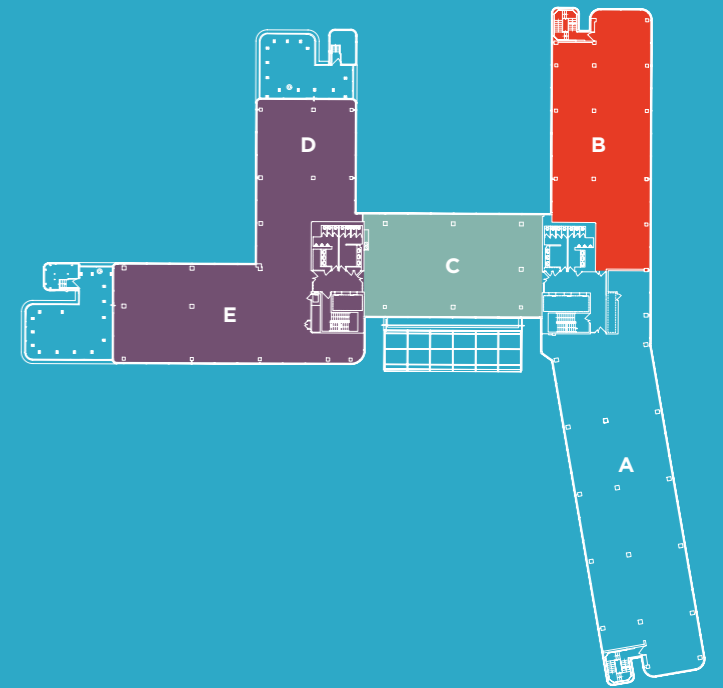
 **EPC B**



# SCHEDULE OF AREAS

## 3RD FLOOR AVAILABILITY

SUITE	SQ FT	SQ M
Suite B	4,112	382
Suite C	3,411	316.9
Suite D & E	6,594	612.6
<b>Total</b>	<b>14,117</b>	<b>1,311.5</b>



## GROUND FLOOR AVAILABILITY

SUITE	SQ FT	SQ M
Suite D	4,004	372
Suite E	4,940	458.9
<b>Total</b>	<b>8,944</b>	<b>830.9</b>





**SHOPPING**

- 1 Primark
- 2 Harvey Nichols
- 3 House of Fraser
- 4 Superdry
- 5 Samsung
- 6 Ted Baker
- 7 TK Maxx
- 8 Sainsbury's

**CAFÉS**

- 1 Starbucks
- 2 Café Nero
- 3 Itsu
- 4 Farro Bakery
- 5 Cosies
- 6 Mickey Zoggs
- 7 Costa Coffee
- 8 Pret

- 9 Soho Coffee House
- 10 Triple Two Coffee
- 11 Cupp Bubble Tea

**FITNESS / LEISURE**

- 1 Pure Gym
- 2 The Gym Group
- 3 Cima-Fit

**HOTELS**

- 1 Moxy Hotel
- 2 Hampton by Hilton
- 3 Bristol Marriott Hotel
- 4 Mercure Bristol Hotel
- 5 Premier Inn
- 6 Holiday Inn Express
- 7 Leonardo
- 8 Ibis

**BARS / RESTAURANTS**

- 1 Coal Bar
- 2 The Real Greek
- 3 Zizzi
- 4 TGI Fridays
- 5 Wingstop
- 6 Casa Brazil
- 7 Pizza Express
- 8 Yo!

- 9 Tortilla
- 10 Bubbleology
- 11 Wagamama
- 12 Full Moon
- 13 Attic Bar
- 14 New Bristol Brewery

# PROMINENTLY LOCATED WITH EASY ACCESS TO A WIDE RANGE OF AMENITIES

This landmark building is situated at the foot of the M32 within a quarter of a mile of Bristol Bus Station and 15 minutes walk from Bristol Temple Meads Railway Station which has a fast, regular service to London Paddington.





## spectrumbristol.co.uk

### MISREPRESENTATION

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Designed by Moose Studios. November 2023.

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