



# glassfields

10,000 - 350,000 sq ft / Grade A office space

# the clear choice for your business

Glassfields is a major mixed use development, situated on Temple Way at the gateway to Bristol's business district - Temple Quarter.

Glassfields will comprise a range of the highest quality buildings providing outstanding business accommodation set around a substantial, landscaped city square. The tranquillity of this secluded, traffic-free square will be assured with parking – up to 174 car spaces – at lower ground floor level.

The individual buildings within Glassfields have been designed to reflect the latest in contemporary architecture and will incorporate industry best practice energy efficiency measures and sustainable technology. The large open plan floorplates will allow for highly efficient space planning and considerable occupational flexibility.

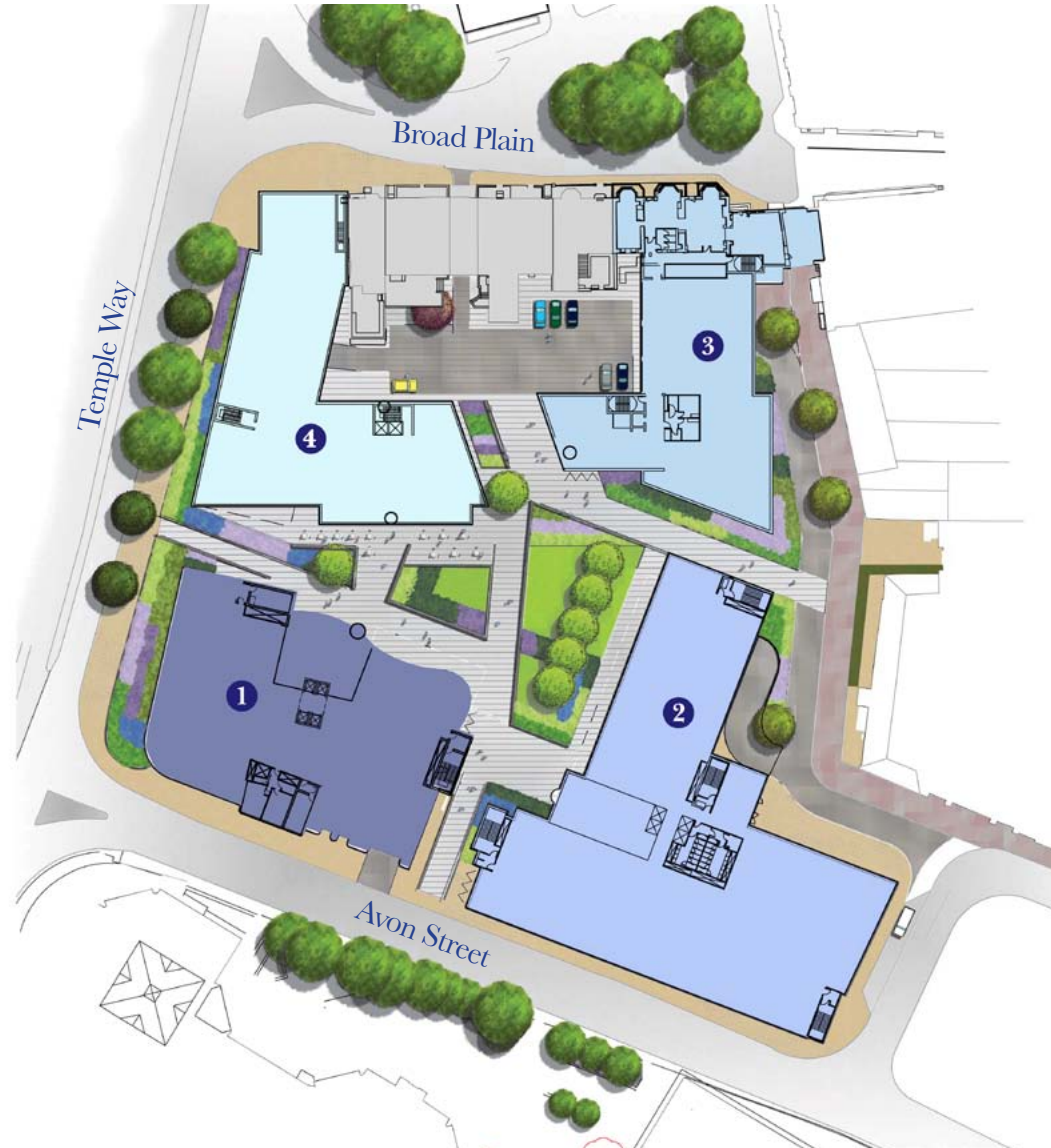




the development

10,000 sq ft - 350,000 sq ft  
development office, hotel and  
leisure opportunities

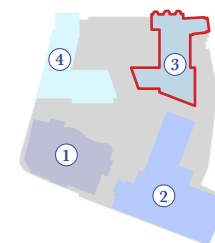
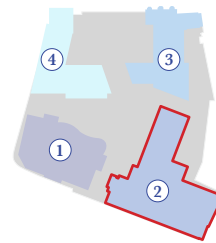
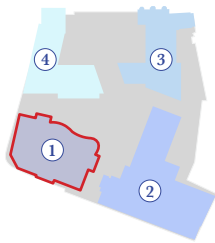
Glassfields occupies one of the highest profile locations in Bristol City Centre and forms the cornerstone of, and gateway to, Bristol's Temple Quarter. The scheme is within a six minute walk of Bristol Temple Meads Station which offers regular direct services to London and the UK's major regional centres. It provides an extensive series of office, leisure and hotel opportunities in individual buildings set around a new city square.



- glassfields ①  
107,949 sq ft (10,031 sq m)
- glassfields ②  
121,147 (11,255)
- glassfields ③  
44,516 sq ft (4,136 sq m)
- glassfields ④  
113,699 sq ft (10,563 sq m) hotel  
73,163 sq ft (6,797 sq m) office

Schedule of Areas

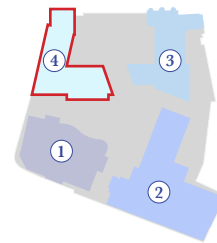
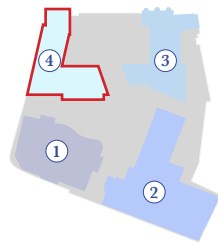
[accommodation](#)



>> [click tables above to view floor plans](#)

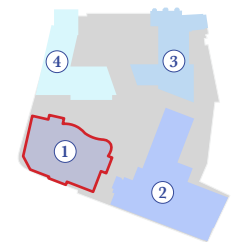
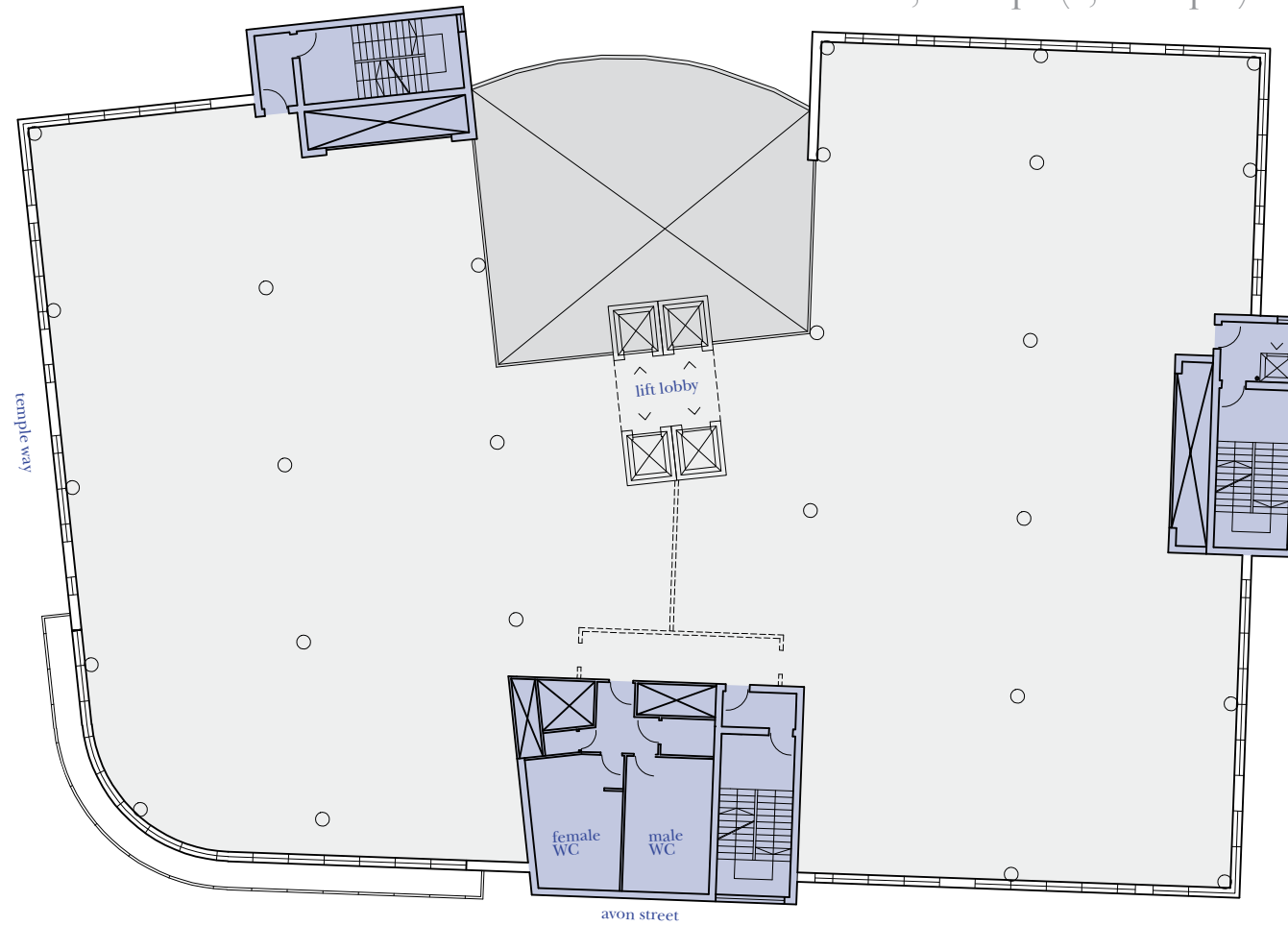
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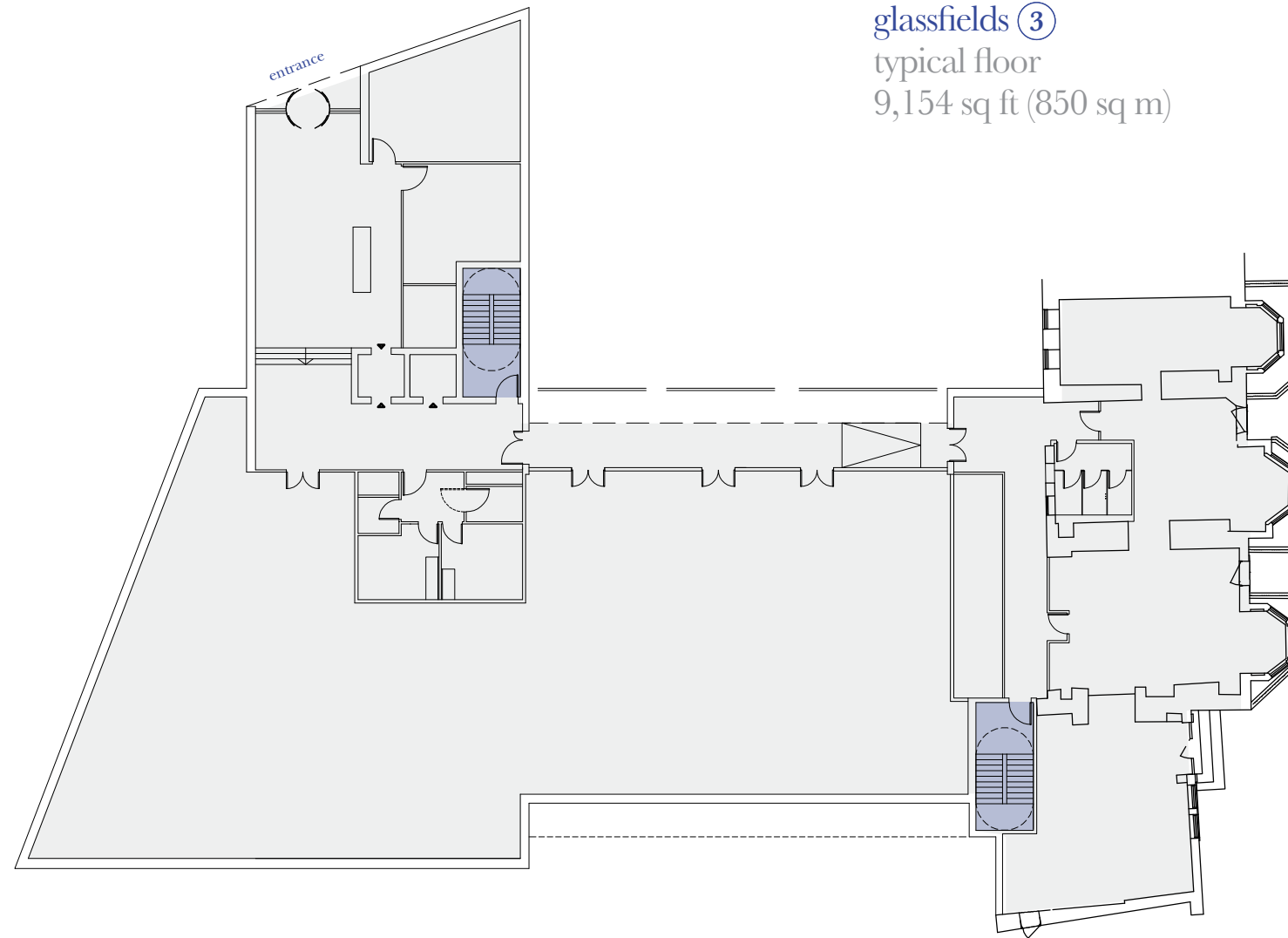
[accommodation](#)



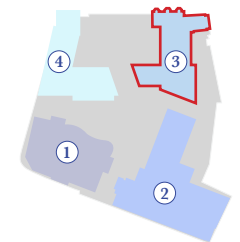
>> [click tables above to view floor plans](#)

glassfields ①  
typical floor  
11,404 sq ft (1,060 sq m)

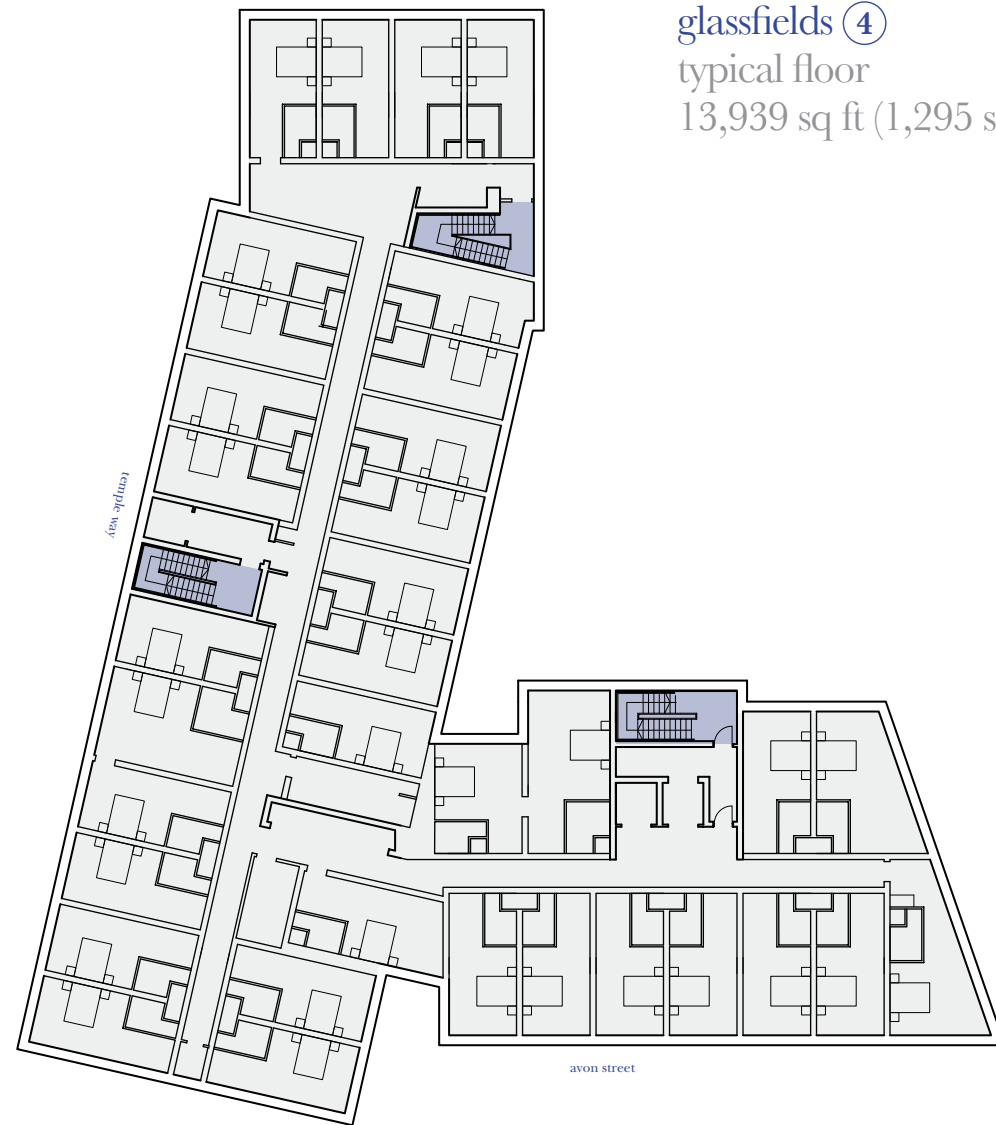




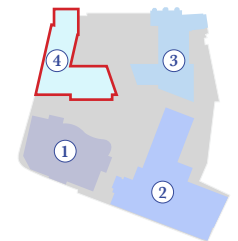
glassfields ③  
typical floor  
9,154 sq ft (850 sq m)







glassfields ④  
typical floor  
13,939 sq ft (1,295 sq m)



the developer

# the clear partner for your business

the developer

Throughout their development programme across the United Kingdom, Royal London Asset Management is committed to creating truly sustainable, energy efficient building solutions.

As part of the largest UK Mutual Insurance Society, this award winning Fund Manager, Developer and Landlord uses its own in-house funds. Glassfields provides a unique opportunity to work directly with RLAM to secure highly efficient, sustainably space tailored to your business requirements.

RLAM is committed to ensuring that the design and construction of Glassfields will be undertaken in accordance with their published Sustainability Policy including CO2 emissions, sustainable technologies and energy efficiency which will all impact favourably on occupational costs. RLAM's professional team will ensure that the buildings attain BREEAM "Excellent" ratings.



**rlam**<sup>®</sup>  
royal london asset management

# the clear track record for your business

## Recent and/or current schemes include:

- 1. London: Palestra, Blackfriars Road**  
400,000 sq ft GIA single let to Transport for London
- 2. London: Dover Street Mayfair mixed use scheme**  
30,000 sq ft offices, 15,000 sq ft retail and 12 flats
- 3. London: Eden House Spital Square**  
45,000 sq ft offices
- 4. Manchester: Great Ancoats mixed use scheme**  
150 bed hotel, 20,000 sq ft offices – construction will commence in the autumn
- 5. Cambridge: Three Crowns House**  
30,000 sq ft offices
- 6. Nottingham: Chapel Quarter Mixed use offices**  
60,000 sq ft, restaurant/retail 46,000 sq ft and hotel 200 beds
- 7. London: Long Acre Covent Garden: Mixed use scheme offices**  
(29,000 sq ft) residential (12 flats) retail (4,500 sq ft) and restaurant (11,000 sq ft)



The designs of the buildings at Glassfields are sufficiently flexible to incorporate a variety of environmental options to meet occupier's requirements including:

- **Ground source heat** – To harness natural heating and cooling properties of the superstructure and foundations.
- **Rainwater recovery** – With low volume WC cisterns to reduce water consumption.
- **Solar panels** – To provide hot water for use in showers and WC's.
- **High efficiency super low nox boilers** – To minimise both carbon and nitrous oxide emissions.
- **Heat recovery** – Through the building's ventilation system.
- **Low energy DC motors** – For all mechanical drives and fan coil units.
- **Active, passive chilled beams and displacement ventilation** – Alternative options to further conserve energy.
- **Enhanced BMS systems** – To provide high level control of heating and cooling zones.
- **Variable volume pumping** – Low temperature heating water and Chilled water to increase efficiency.
- **High performance glass** – To provide solar control and insulation.
- **High performance insulation** – To provide exception U values for reduce heat loss.
- **Increased thermal massing** – To reduce heat gains through the use of sedum technology at roof level.



# the clear choice for your business

specification

<b>Size/Configuration</b>	<p>Facade</p> <p>Typical slab to slab height</p> <p>Structural grid</p> <p>Planning module</p> <p>Occupancy level</p> <p>Floor loading</p> <p>Typical floor to ceiling height</p> <p>Raised floor zone</p> <p>Ceiling</p>	<p>Predominantly a mixture of clear/opaque glass and stone with full height curved glazing to the southern elevation</p> <p>4m</p> <p>Predominantly 9m</p> <p>1.5m</p> <p>10sq m/person of net lettable</p> <p>3.0kN/sq m + 1.0kN/sq m</p> <p>2.8m</p> <p>300mm</p> <p>Metal suspended ceiling tiles incorporating flush mounted luminaires</p>
<b>Office Finishes</b>	Lighting	High efficiency LG7 lighting with occupancy sensing and daylight saving
<b>Mechanical and Electrical</b>	<p>Air conditioning</p> <p>Internal acoustic criteria</p> <p>Lifts</p> <p>Toilets</p> <p>Showers</p>	<p>Four pipe fan coil, active or passive chilled beam</p> <p>NR38 in offices</p> <p>Electric traction passenger lifts. 2.5 m/sec speed</p> <p>Male, female and disable WCs on all floors</p> <p>Shower facilities adjacent to the cycle parking</p>
<b>General</b>	<p>DDA</p> <p>BREEAM</p>	Compliant with Disability Discrimination Act 'Excellent'

The scheme is within a six minute walk of Bristol Temple Meads Station which offers regular direct services to London and the UK's major regional centres.

By car, Glassfields benefits from easy access from both the M4 and M32 Motorways.

Sat Nav Ref: **BS2 0JG**

connectivity

travel	train	car
London Paddington	1hr45	2hr12
Manchester	3hrs	3hrs
Birmingham	1hr30	1hr40
Cardiff	1hr	1hr
Exeter	1hr10	1hr30
Bristol Airport ✕	30 mins (by bus)	20 mins

*Travel times are approximate. No train available to Bristol Airport but bus service is provided. Train travel to all cities is from Bristol Temple Meads to the main city train station for each city.*

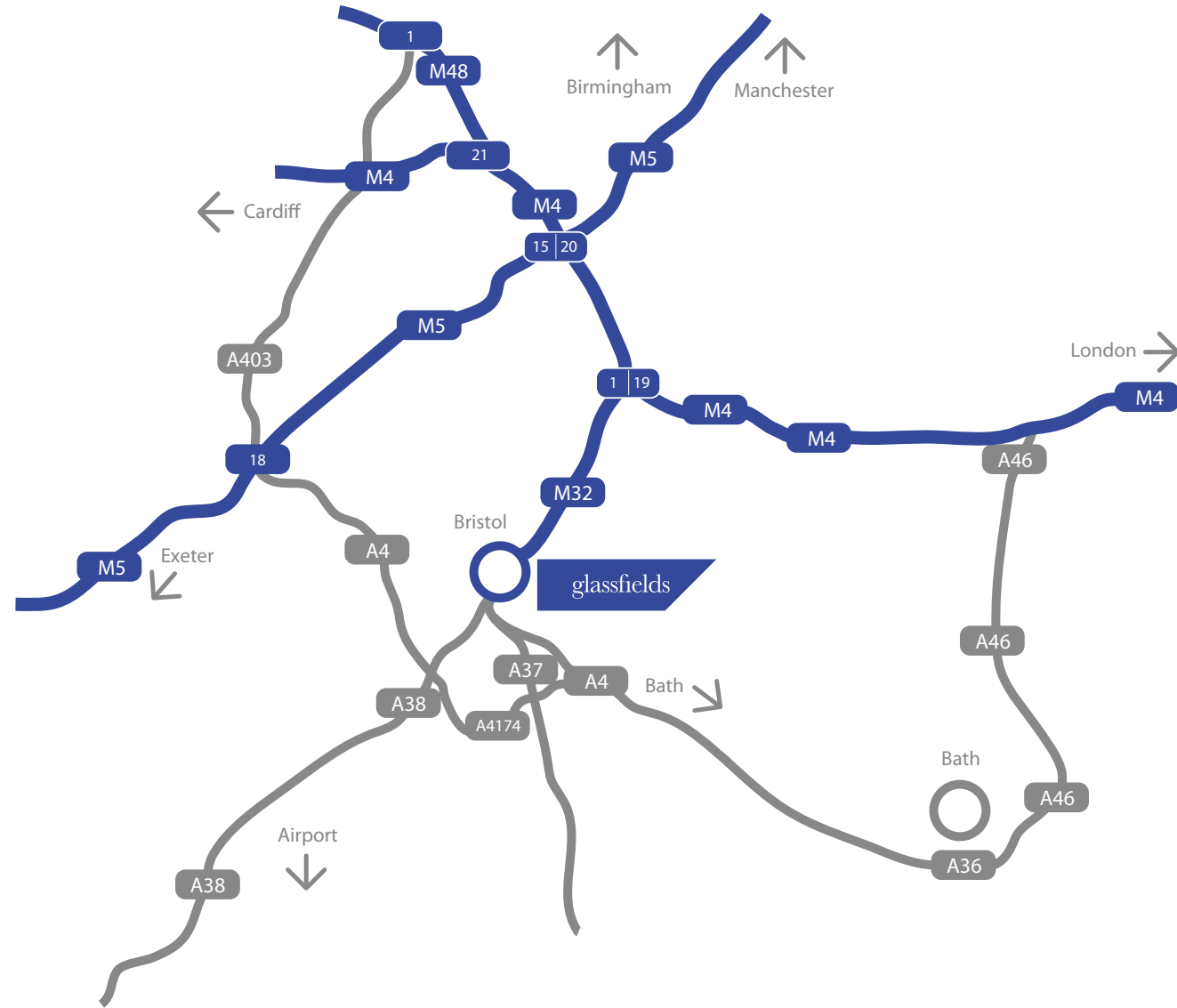


>> regional

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location

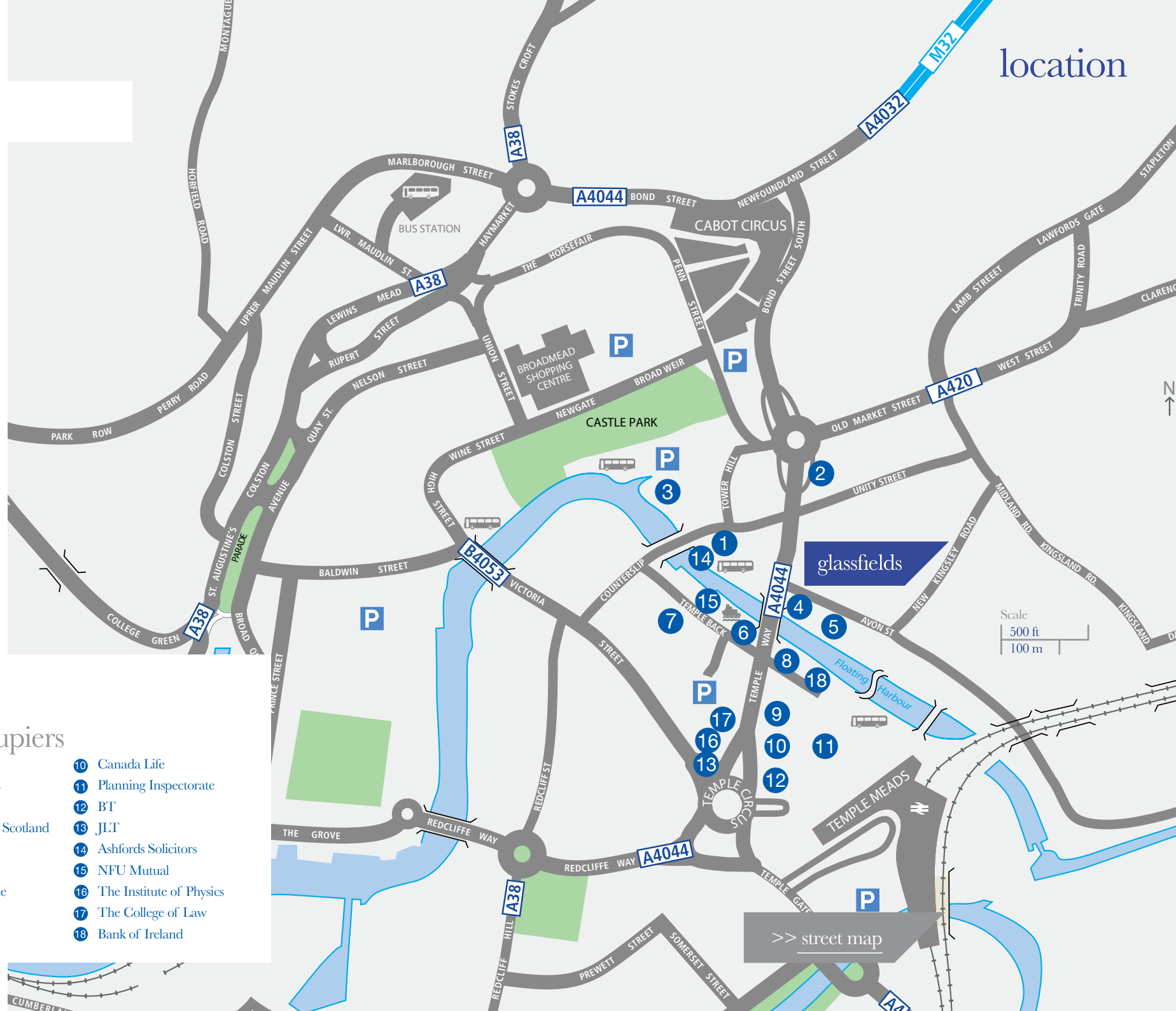
location





location

location

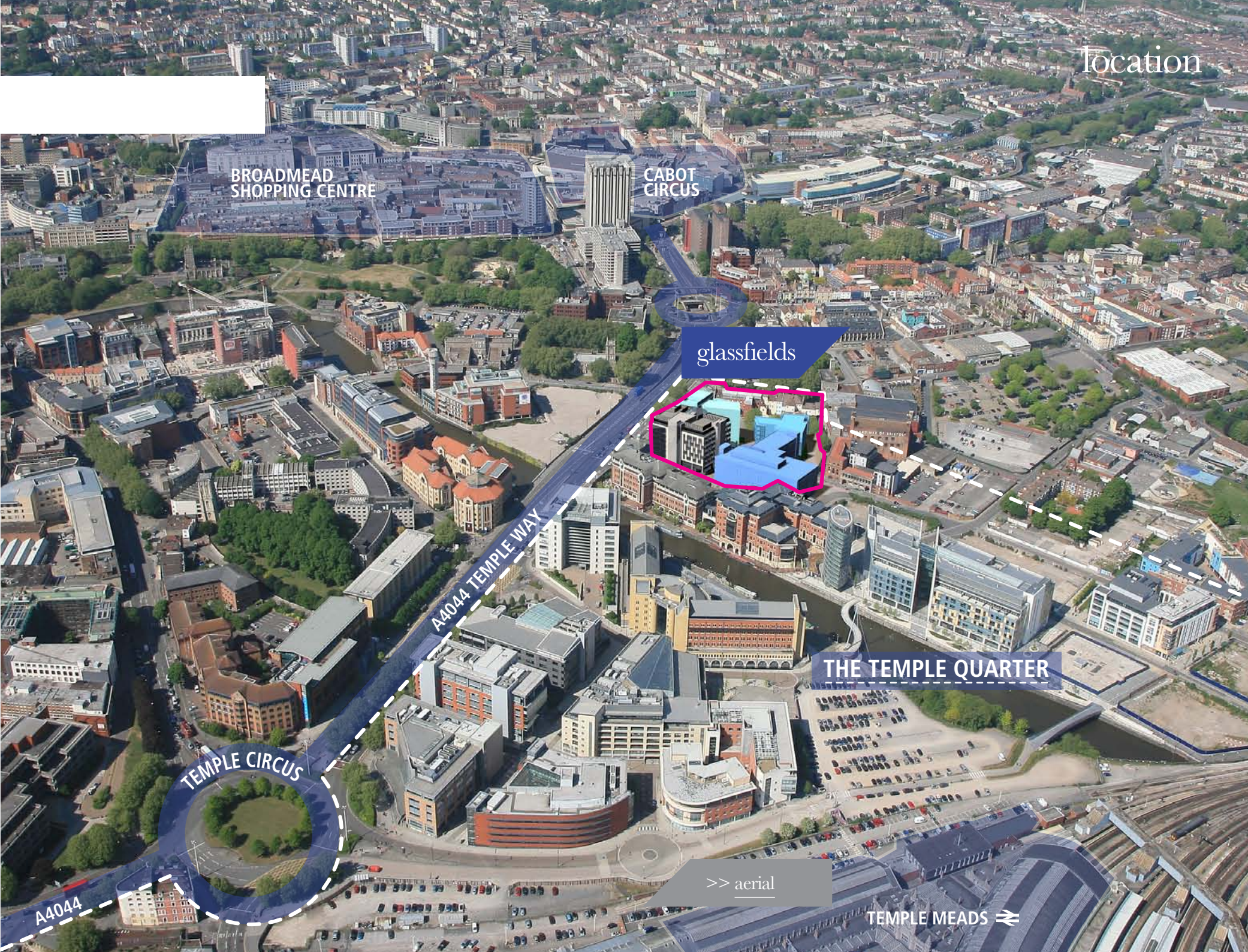


### Local Occupiers

- |                              |                             |
|------------------------------|-----------------------------|
| 1 Oracle                     | 10 Canada Life              |
| 2 Bristol United Press       | 11 Planning Inspectorate    |
| 3 Bevan Brittan              | 12 BT                       |
| 4 The Royal Bank of Scotland | 13 JLT                      |
| 5 Burges Salmon              | 14 Ashfords Solicitors      |
| 6 DAS                        | 15 NFU Mutual               |
| 7 The Inland Revenue         | 16 The Institute of Physics |
| 8 Bond Pearce                | 17 The College of Law       |
| 9 Osborne Clarke             | 18 Bank of Ireland          |



location



BROADMEAD SHOPPING CENTRE

CABOT CIRCUS

glassfields

A4044 TEMPLE WAY

TEMPLE CIRCUS

THE TEMPLE QUARTER

A4044

>> aerial

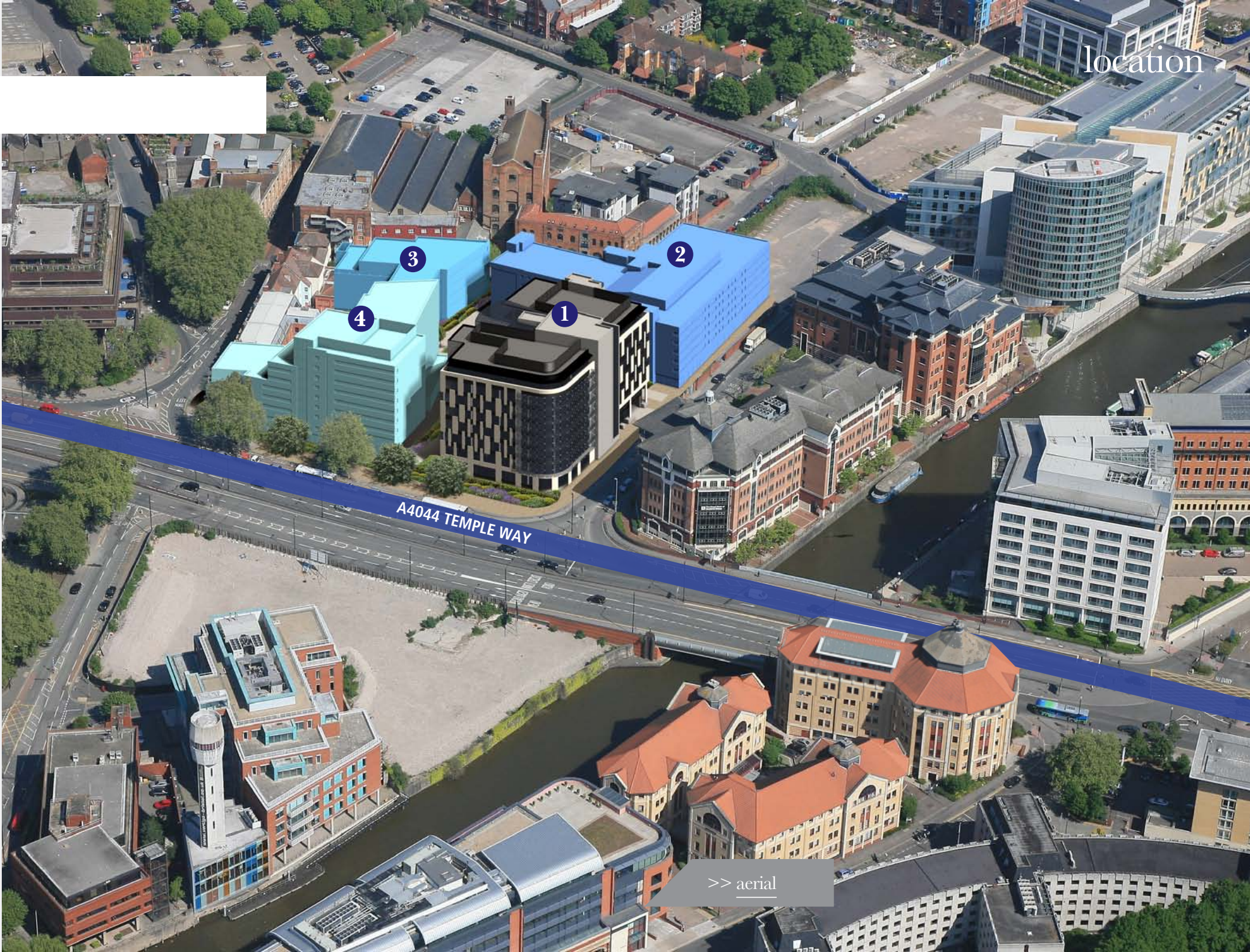
TEMPLE MEADS ⇨

location

location



location



>> aerial

## Amenities

### Hotels

- 1 Ibis
- 2 The Mint Hotel
- 3 Novotel
- 4 Marriot city centre
- 5 Holiday Inn
- 6 Future Inns
- 7 Ramada

### Eateries

- 1 Starbucks
- 2 Philpotts
- 3 Daily Bite
- 4 Subway
- 5 Philpotts
- 6 Friska
- 7 Sandwich Box
- 8 Baristas Coffee Collective
- 9 Starbucks
- 10 Sandwich Box

### Restaurants

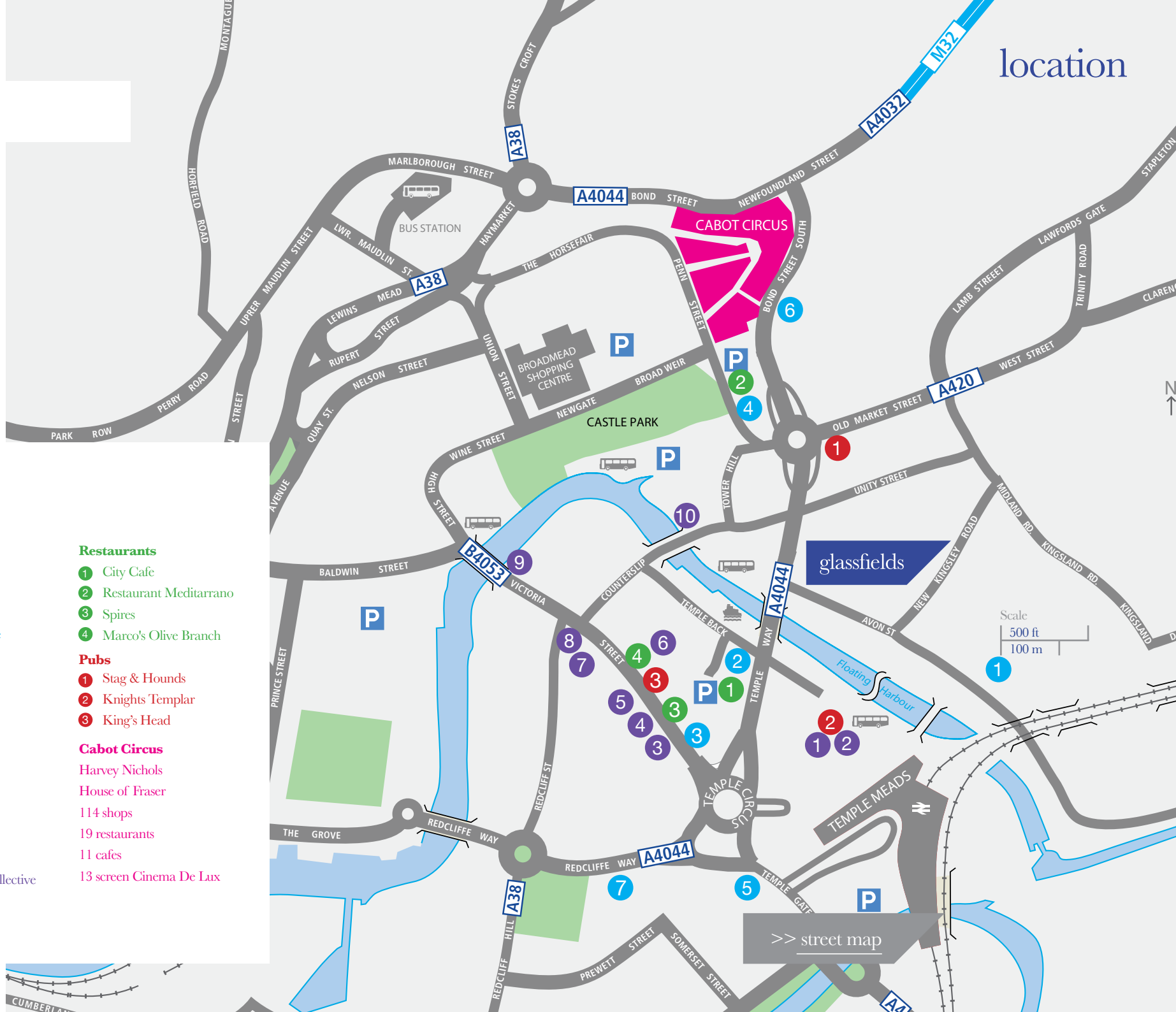
- 1 City Cafe
- 2 Restaurant Meditarrano
- 3 Spires
- 4 Marco's Olive Branch

### Pubs

- 1 Stag & Hounds
- 2 Knights Templar
- 3 King's Head

### Cabot Circus

- Harvey Nichols
- House of Fraser
- 114 shops
- 19 restaurants
- 11 cafes
- 13 screen Cinema De Lux



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[home](#)



building



retail





leisure





gallery

bristol



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