

HALO

FINZELS REACH BRISTOL



84%
PRE-LET TO

 Osborne
Clarke
Deloitte.

19,357 sq ft
REMAINING



HALO

FINZELS REACH BRISTOL

AN OFFICE BUILDING WITHOUT EQUAL

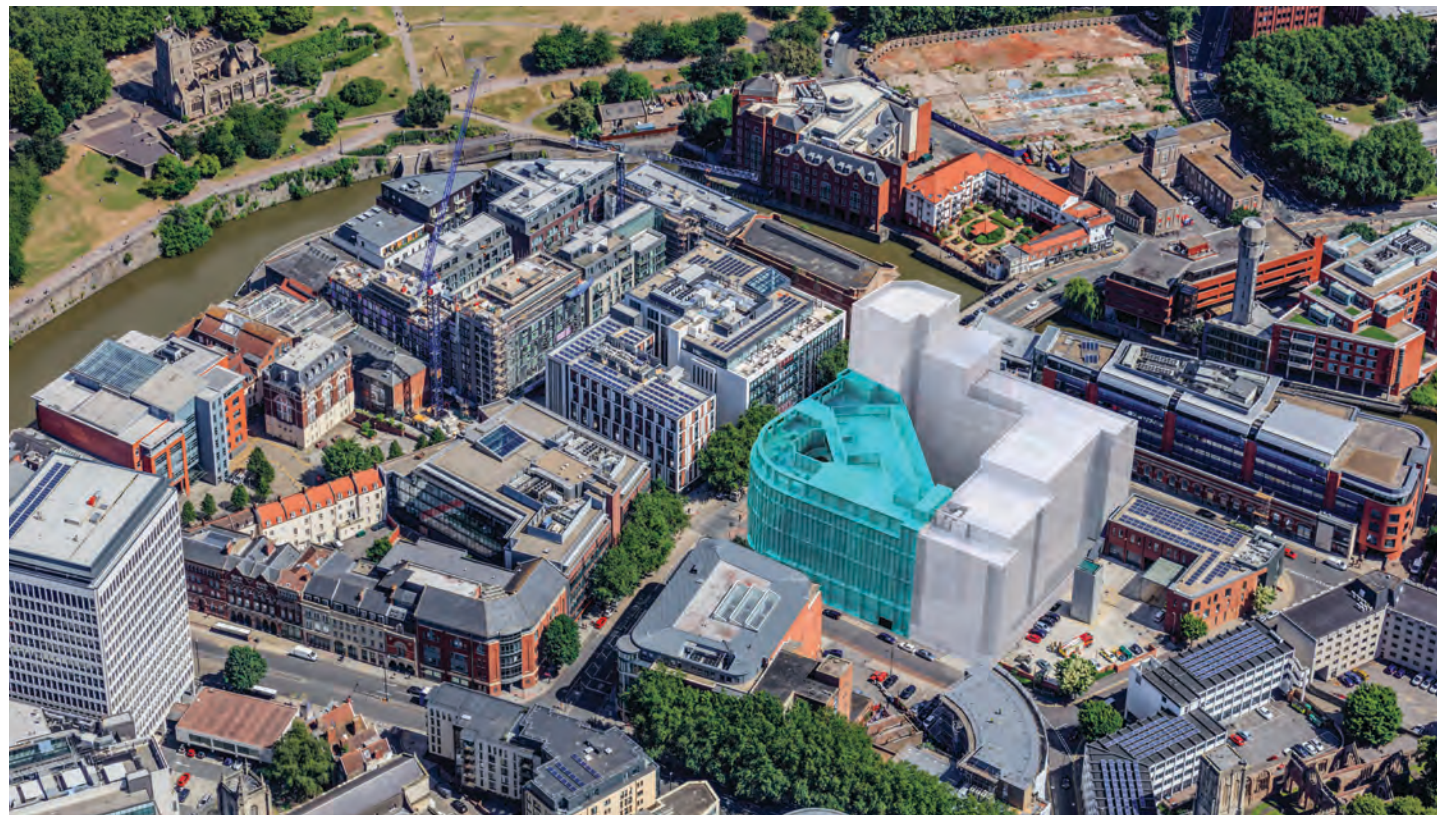
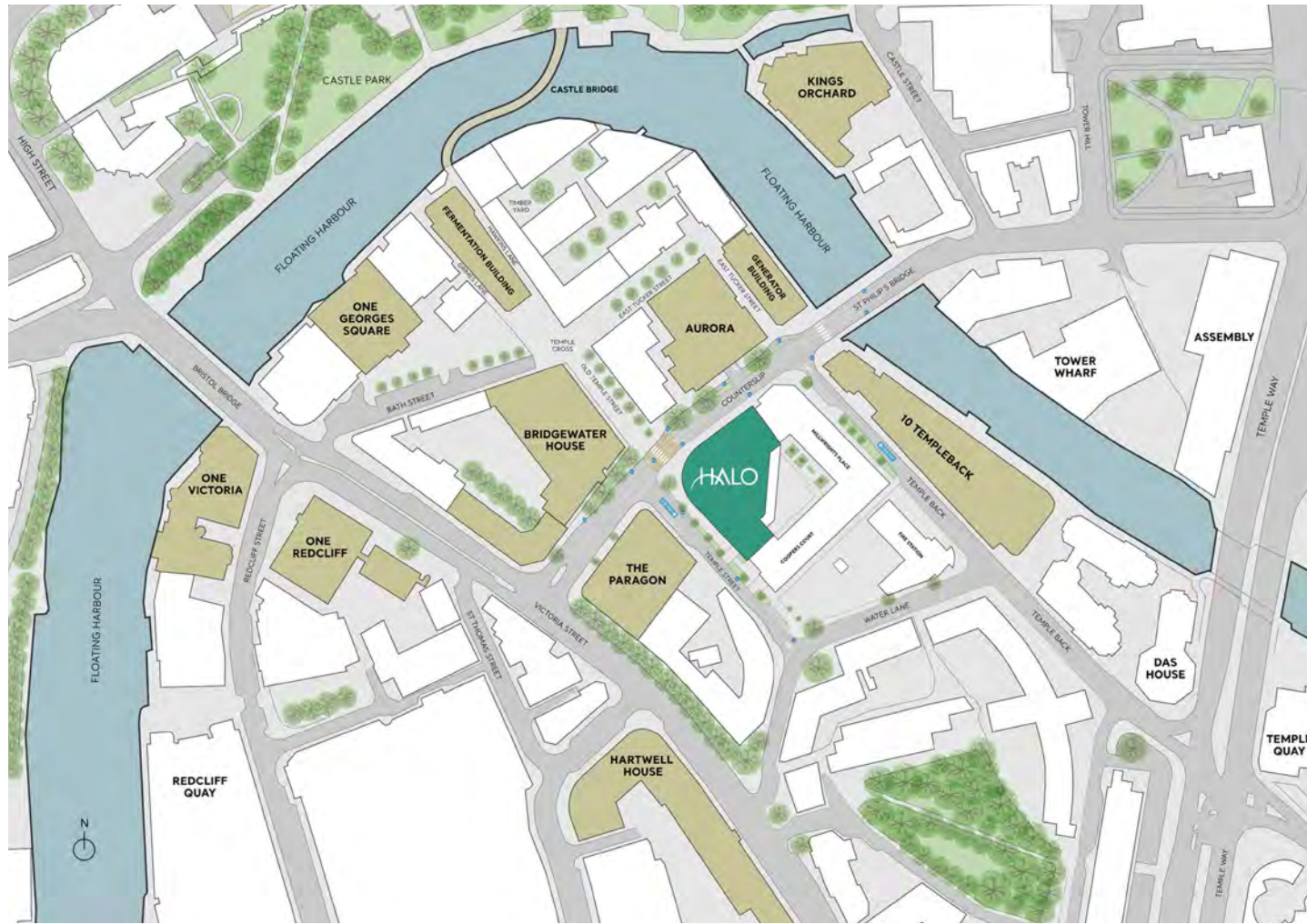
HALO is designed with people and business in mind. A space where light will flood into the stunning double-height reception, full height central atrium and outstanding office space. Where exterior views will compete with Halo's internal panoramas. Where state of the art technology and innovative thinking will create one of the UK's most sustainable office building.

GRADE 'A' OFFICE DEVELOPMENT OF 116,133 SQ FT

COMPLETION IN SUMMER 2022

BREEAM 'OUTSTANDING' CERTIFICATION





EXCEPTIONAL LOCATION

AT THE BEATING HEART OF BRISTOL

HALO is set within Finzels Reach, the much-acclaimed new mixed neighbourhood by Bristol Bridge and the Floating Harbour, which is fast-becoming a hub for leading professional, tech and creative companies having successfully attracted some of the biggest names in the City. Channel 4 and BBC Studios, legal firms Simmons & Simmons and Mewburn Ellis, English Heritage and Historic England have all made their bases here.

More than a practical choice, HALO is also an inspiring one with new public realm initiatives that prioritise pedestrians, cyclists and the natural environment – with excellent motorway, rail, bus and even water taxi connections close at hand. Close by, Castle Bridge puts more green open spaces and major shopping areas within a few minutes stroll.

TEMPLE MEADS STATION JUST 7 MINUTES' WALK AWAY

○
PART OF THE FINZELS REACH COMMUNITY,
BRISTOL'S PREMIER BUSINESS LOCATION

○
JUST A SHORT WALK FROM CASTLE PARK,
CABOT CIRCUS AND THE OLD CITY

OUTSTANDING SPECIFICATION

A SPECIFICATION WITHOUT COMPROMISE

H&LO is designed to provide the highest quality accommodation, both stylish and practical in equal measure. The building will be developed to the highest specification with energy efficiency and sustainability considered a priority throughout.

Double height reception with high speed security turnstiles

○ Full height atrium with feature helical staircase

○ Four pipe fan coil air conditioning system

○ 2.75m floor to ceiling height

○ Metal tile suspended ceilings

○ LED lighting with passive infrared (PIR) sensors

○ 150mm fully accessible raised floors

○ 1:8 sq m occupational density with 1:6 sq m means of escape

○ Four x 13 person passenger lifts + goods lift.

○ 43 car spaces including 10 electric car charging points within secure basement car park

○ 8 motorcycle parking bays within secure basement car park

○ 144 secure cycle spaces

○ Spa quality showers, lockers and drying room

○ Drone landing pad

SMARTER WORKSPACES

INTELLIGENCE BUILT IN

Advanced technology is being employed throughout HALO to enrich staff welfare, enhance communication and improve accessibility.

FULLY AUTOMATED SMART ACCESS CONTROLS

○

SMART ENERGY EFFICIENT LIFTS

○

BUILDING MANAGEMENT SYSTEM THAT INTEGRATES WITH TENANT INSTALLATIONS

○

INTELLIGENT AIR QUALITY MANAGEMENT

○

AUTOMATIC LED LIGHTING CONTROLS WITH PRESENCE DETECTORS

○

FULL CCTV COVERAGE

○

RAPID CAR CHARGING FACILITIES

INNOVATION BUILT IN



* CGI FOR ILLUSTRATION ONLY

BEST IN CLASS CONNECTIVITY

For occupiers seeking to use cutting edge technology, HALO is able to provide the foundation for its use. The building is designed to offer lightning fast, flexible connectivity with dual data inputs to ensure failsafe business continuity.

WIRED SCORE PLATINUM – THE HIGHEST LEVEL OF CERTIFICATION AVAILABLE

○
TECHNOLOGY INFRASTRUCTURE BUILT-IN

○
RESILIENT DUAL ICT CONNECTIVITY



* CGI FOR ILLUSTRATION ONLY

A FOCUS ON WELLBEING

With outstanding air quality, an exceptional amount of natural light and numerous health-giving opportunities, HALO is a building that radiates the feel-good factor. Its design also incorporates many improvements to the local environment, from traffic calming and cycle lanes, to tree planting and pocket parks.

WELL BUILDING STANDARD (WELL) CERTIFICATION

○
CYCLING SCORE PLATINUM RATING WITH 'SPA QUALITY' CHANGING FACILITIES

○
CONTRIBUTING TO BRISTOL'S 'GREENING THE CITY' INITIATIVE

UNRIVALLED SUSTAINABILITY

TAKING SUSTAINABILITY FURTHER

HALO incorporates the best environmental practices in every aspect. It has been designed to achieve BREEAM Outstanding 2018 – the first building in the UK to attain this certification.

Every aspect of HALO has been considered to make it a truly sustainable development. Energy consumption, carbon emissions and water consumption are minimised. A range of other innovative ideas include connecting with Bristol's district heating network for low carbon heating, along with the regeneration of energy from descending lifts.

HALO is therefore set to become one of the UK's most sustainable office building.

69% LESS WATER CONSUMPTION*



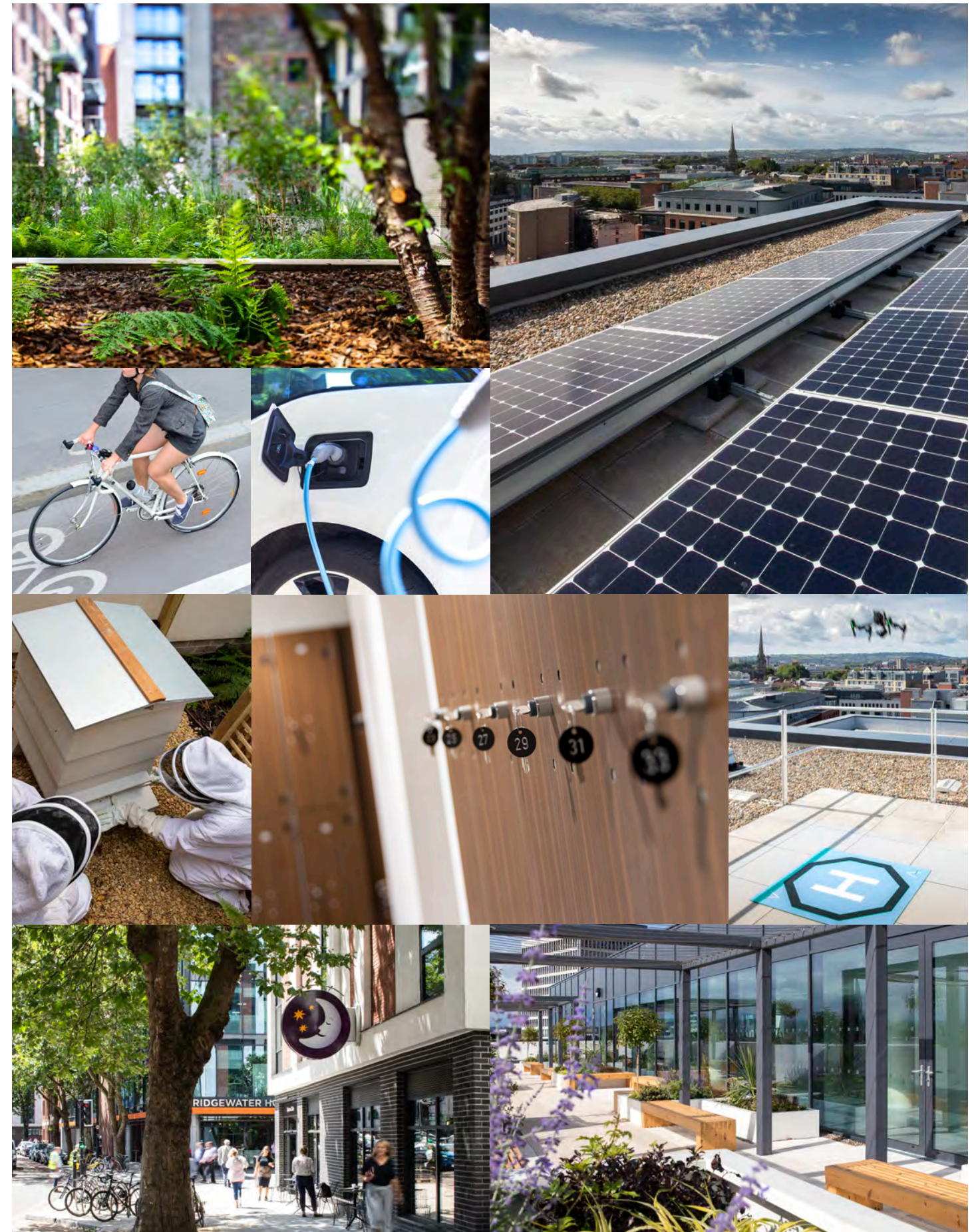
35% BETTER ENERGY CONSUMPTION**



47% LESS CARBON EMISSIONS**


* Improvement over figures stated in; BSRIA (2011). Rules of Thumb, Guideline to Building Services. 5th ed. 54% improvement over calculated baseline in BREEAM (2018).

** Compared to notional figure calculated from the methodology followed in; HM government (2013). Approved Document L2A, Conservation of fuel and power in new buildings other than dwellings.



SCHEDULE OF ACCOMMODATION

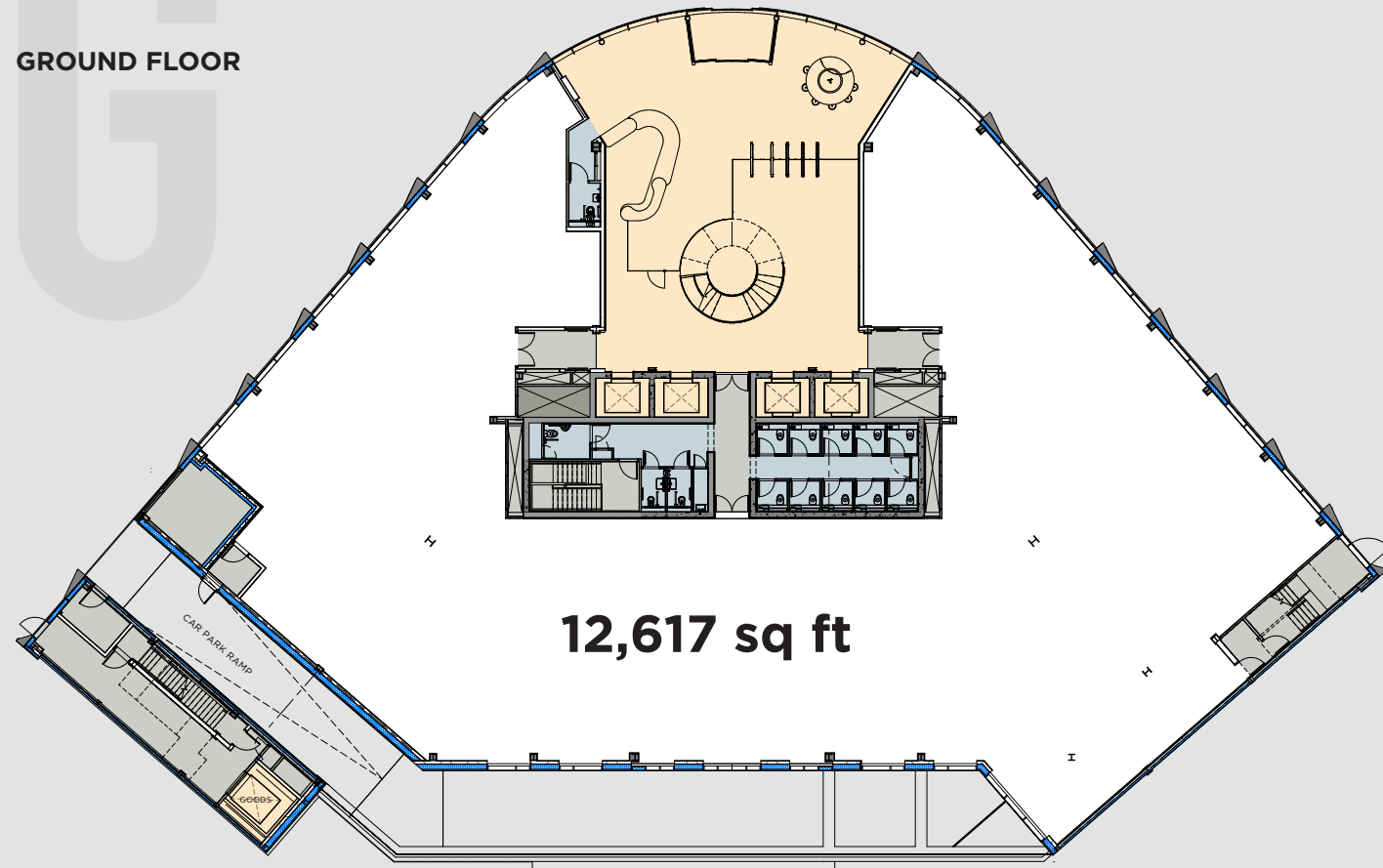
SCHEDULE [Net Lettable / sq ft]

TOTAL	116,133
LEVELS 03-07 Pre-Let to  Osborne Clarke	73,991
LEVELS 01 (part) & 02 Pre-Let to Deloitte.	22,785
LEVEL 01 (part)	6,740
GROUND	12,617
TOTAL REMAINING	19,357

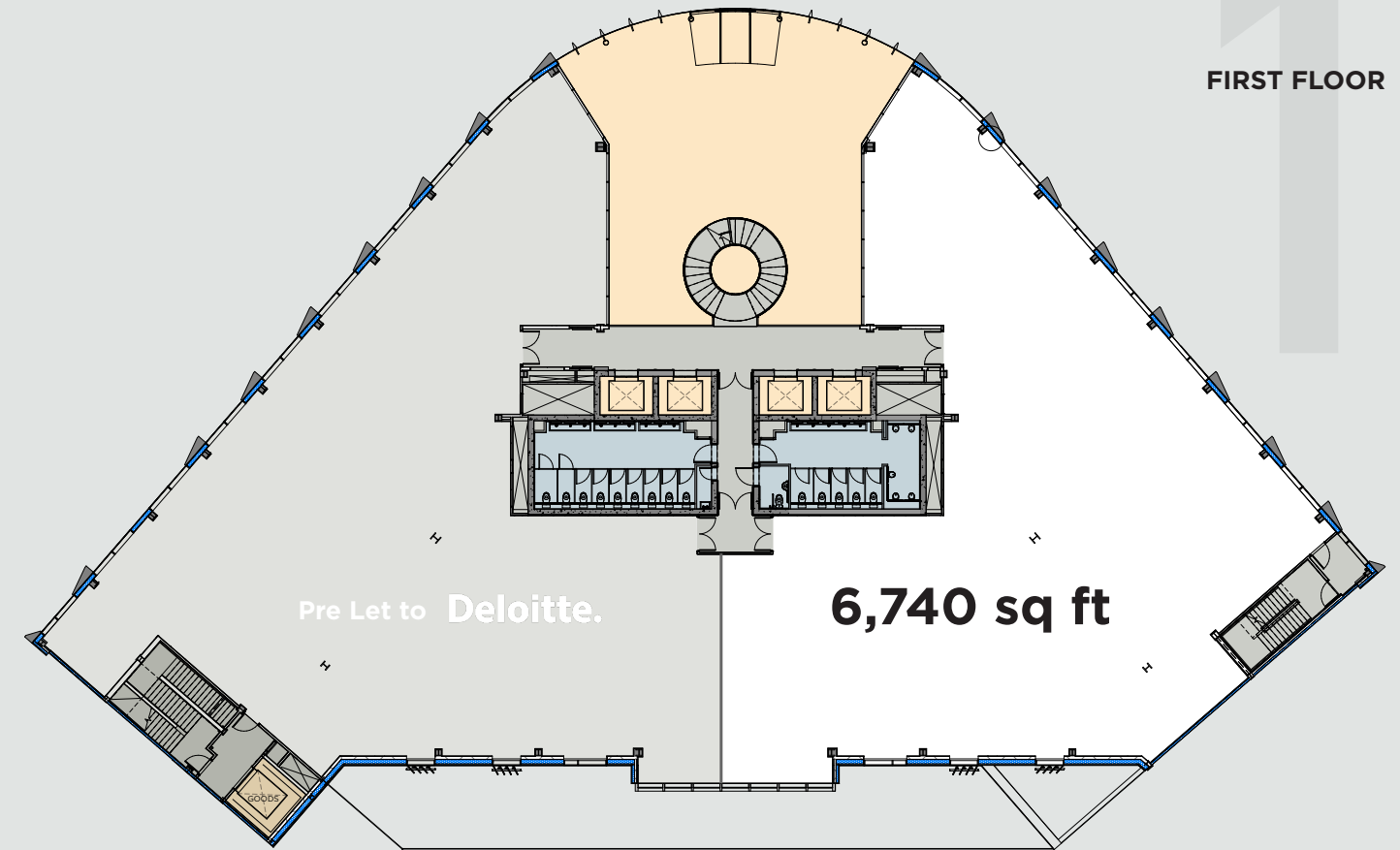
NB: All areas are approximate and calculated in accordance with the RICS Code of Measuring Practice (6th Edition)



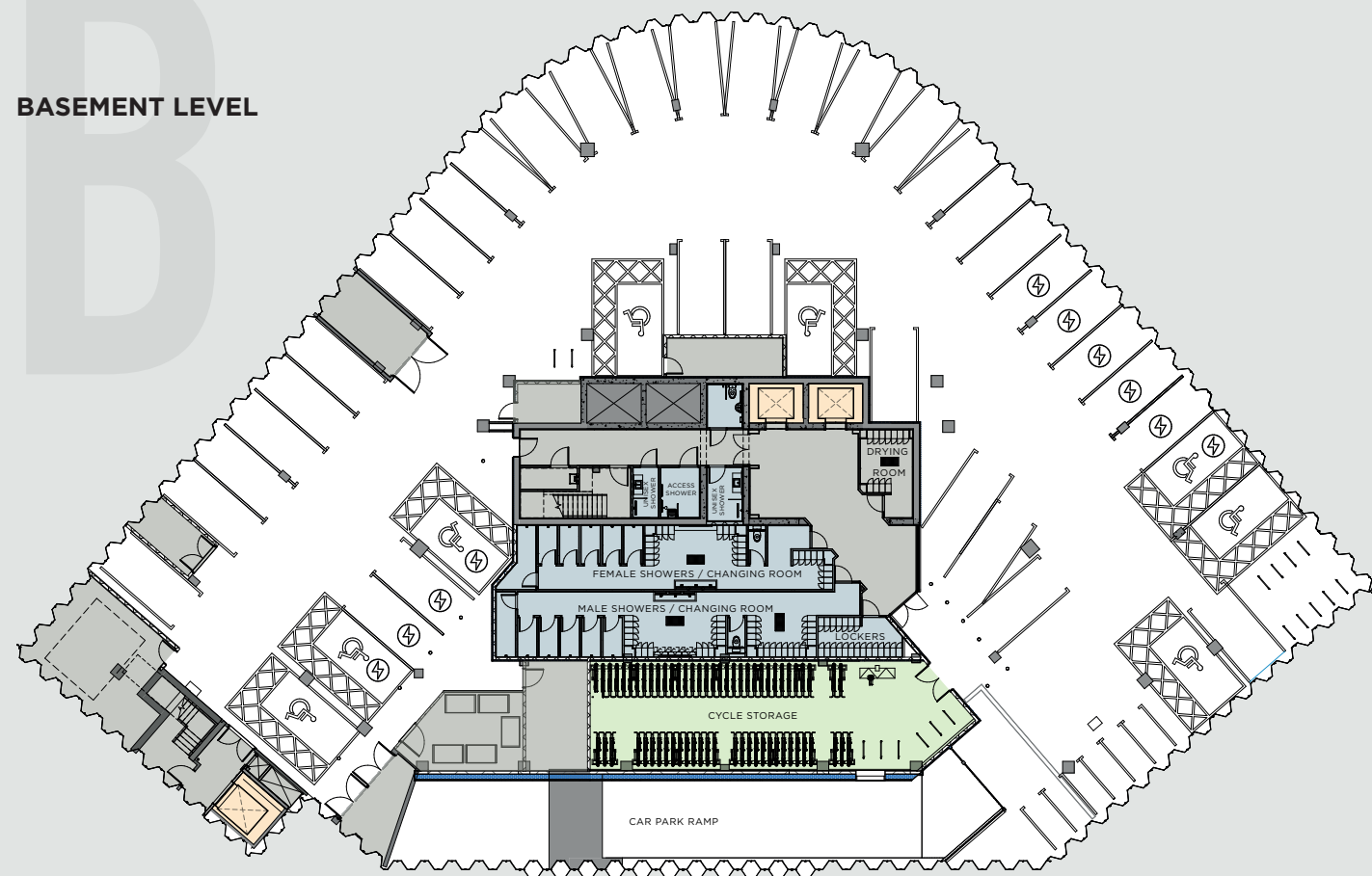
GROUND FLOOR



FIRST FLOOR



BASEMENT LEVEL



VIBRANT COMMUNITY

PART OF AN ESTABLISHED & DIVERSE COMMUNITY

Finzels Reach is now a thriving new neighbourhood in Bristol and HALO sits at its very heart. More than just a business hub, the area features restaurants and retail outlets, a hotel and residential homes, where restored historic buildings blend seamlessly with high quality contemporary architecture. This vibrant community is an inspiring and creative place to work, perfectly situated for anyone wishing to enjoy the best of this culturally rich city.

THRIVING WEEKLY STREET FOOD & FARMERS' MARKETS

OVERLOOKING BRISTOL'S FAMOUS FLOATING HARBOUR

ECLECTIC MIX OF CAFÉS, RESTAURANTS & BARS







AGENT CONTACTS



🐦 @KFBristol

MARTIN BOOTH

☎ 0117 917 4990

@ martin.booth@knightfrank.com

ANDY SMITH

☎ 0117 917 4573

@ andy.smith@knightfrank.com



🐦 @LSHtweets

PETER MUSGROVE

☎ 0117 914 2013

@ pmusgrove@lsh.co.uk

ROXINE FOSTER

☎ 0117 914 2011

@ rfoster@lsh.co.uk

HALO-BRISTOL.COM

A DEVELOPMENT BY

Cubex.

 **FIERA
REAL ESTATE**

MISREPRESENTATION ACT: The information is indicative and intended to act as a guide only.

These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescription Act 1991. The information does not constitute a contract or warranty. Interested parties are advised to contact the letting agents to ascertain the availability of any particular floor.

© Cubex, April 2022