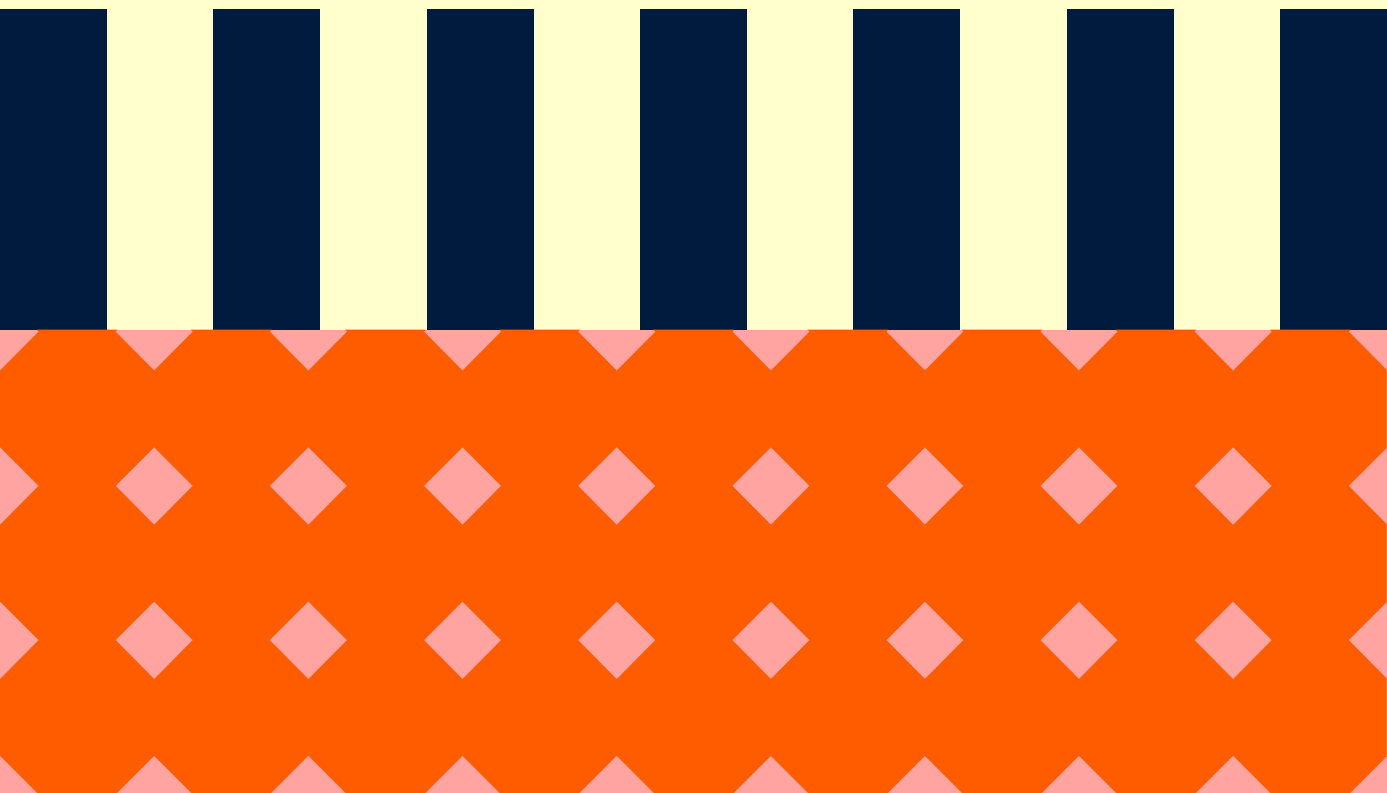


BLANK



1 CASTLE PARK,
BRISTOL BS2 0JA

A decorative pattern on the right side of the bottom section, featuring a series of vertical dark blue stripes.

FUTURE RETRO

BLOK is a building with history, but it's also the new kid on the 'BLOK'. Built in the 1980s, it was once the height of cool - 'I want to work there!' and big phones. We are reviving that feeling of cool and 'I want to work there!', but big phones are now optional!

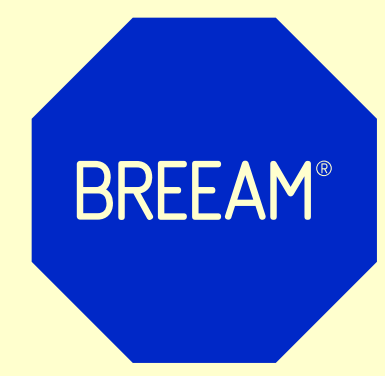
- 
FLEXIBLE TERMS & FITTED SOLUTIONS
- 
COFFEE & CO-WORKING
- 
SIZE RANGE
1000-7000 SQ FT
- 
MEETING & EVENT SPACE
- 
23 SHOWERS
- 
GYM & WELLNESS
- 
FIBRE/WIFI READY
- 
CONCIERGE
- 
VRF AC AND OPENING
WINDOWS FOR
NATURAL VENTILATION
- 
FLOOR SUBMETERING
OCCUPIERS CAN
MONITOR USAGE
- 
WALK TO TEMPLE
MEADS STATION
- 
E-SCOOTER
PARK OUTSIDE
- 
PARKING
- 
EV & BIKE CHARGING
- 
181 BIKE SPACES
- 
OUTDOOR SPACES



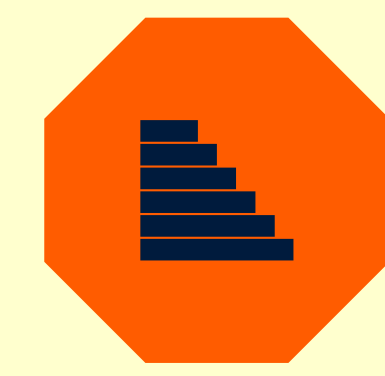
REIMAGINE NOT REBUILD

...BLOK is a 1980's building that has been brought back to life whilst deliberately keeping the heart of the building intact. Old buildings are often massively inefficient to run, but completely rebuilding one can come at a huge carbon cost. Demolition, removal and rebuild all take their toll, and may not be reflected in the energy-efficiency of a new build.

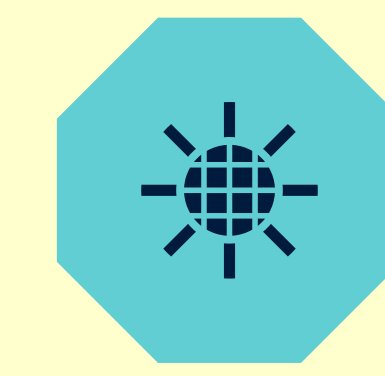
We're passionate about reviving older buildings and giving them a new lease of life, with the aim of keeping our carbon footprint as low as possible. This means making considered decisions before and during construction, for the optimum operational lifetime (and minimal impact after).



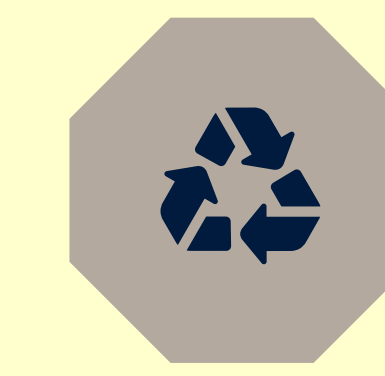
TARGET BREEAM
VERY GOOD



TARGET EPC 'B'



SOLAR PV
INSTALLATION



ON-SITE
RECYCLING



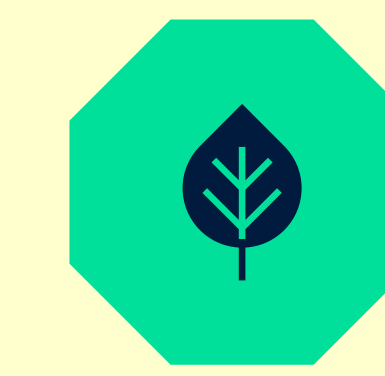
FITWEL 2*



TARGET WIRED
SCORE



TARGET ACTIVE
SCORE



BIOPHILIC
DESIGN

← Indicative image of similar BB project.



SLOW SLOW QUICK QUICK SLOW

Access to a relaxing outdoor space during the working day can do wonders for our wellbeing - taking a break creates calm and helps focus the mind. Turn downtime into your own time in the grand central courtyard or on the majestic roof terrace, both expertly landscaped, and beautifully planted to attract wildlife and create a haven away from the desk.

Some office buildings have running tracks on the roof, but a space to retreat to before, during, or after the working day means you can stretch your legs and exercise your mind at whatever pace you like.

← Indicative image of similar BB project.

BLOK OUT YOUR DAY

home-travel-gym-coffee-work-rest-lunch-work
-relax-work-play-travel-home

The working day shouldn't just be about getting to the office and back again. BLOK has so much to offer in the building itself: **outdoor spaces**, a **gym** and a **coffee shop**, as well as loads of places nearby and city-wide, to enjoy the very best places to **eat, drink & socialise**.

The daily commute can be the journey to a fantastic day- and night!



WALK (OR CYCLE OR DRIVE) THIS WAY...



Being in one of the busiest commercial areas of Bristol means BLOK is well-served by public transport, and may even be within walking distance of home. But if you need to travel by car, the basement offers 31 allocated parking spaces, as well as room for 181 cycles, while outside there is e-scooter parking. There are also state-of-the-art shower facilities for freshening up, and female, male and gender-neutral loos.



181

CYCLE SPACES

31

CAR PARKING SPACES
(ADDITIONAL PARKING
AT NCP BROADMEAD)

← Indicative image of similar BB project.

AROUND THE BLOK

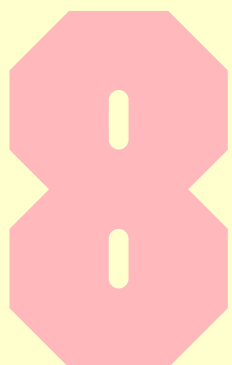


Transport

Bristol Temple Meads Station

Parking

M32



MINUTE WALK TO BRISTOL TEMPLE MEADS STATION

Amenities

- Vaulted Chambers Cafe
- Bagelicious Bagel
- 25 Old Market Coffee
- Chido Wey Mexican Kitchen
- Côte
- Soho Coffee
- Yo Sushi
- Nando's
- Left Handed Giant Brew Pub
- Spicer and Cole
- Pasture
- Philpotts
- Starbucks

What3words: unable.quiet.oval



BRISTOL: THE UK'S GREENEST CITY?



TRAINS TO THE
CAPITAL EVERY
15 MINUTES



UK'S FIRST
CYCLING CITY



EUROPEAN GREEN
CAPITAL 2015

400+

PARKS AND GARDENS

AND...



£300M

NEW INNOVATION AND ENTERPRISE CAMPUS



2

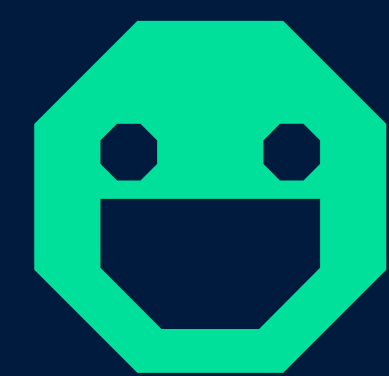
TOP 100 UK
UNIVERSITIES



STREET FOOD
POP-UPS



A UNESCO CITY
OF FILM



AND... RETAIL & ARTS & CULTURE.
BRISTOL IS A CITY FOR LIVING.

Availability Schedule

As a building owned and managed by Boultbee Brooks, the architectural and interior specification of Blok is, as always, outstanding.

SPACE	FLOOR	TYPE	SQ FT	SQ M
04	02	Shell	4,881	453
05	02	Shell	6,935	644
06	03	Shell	4,881	453
07	03	Shell	1,524	142
08	03	Shell	1,386	129
09	03	Shell	3,392	315
12	05	Shell	4,881	453
13	05	Fitted	1,525	142
14	05	Fitted	1,061	99
15	06	Shell	4,881	453
16	06	Shell	3,516	327
TOTAL			38,863	3,610

Shell: With all the benefits of being part of the Studio Space family, our fresh, ready-to-fit-out spaces allow you to create your own Better Space, exactly as you'd like it.

Fitted: Our prime, ready-to-move-into Studio Spaces are just that, meaning you can move as soon as you're ready, with attention to every detail.

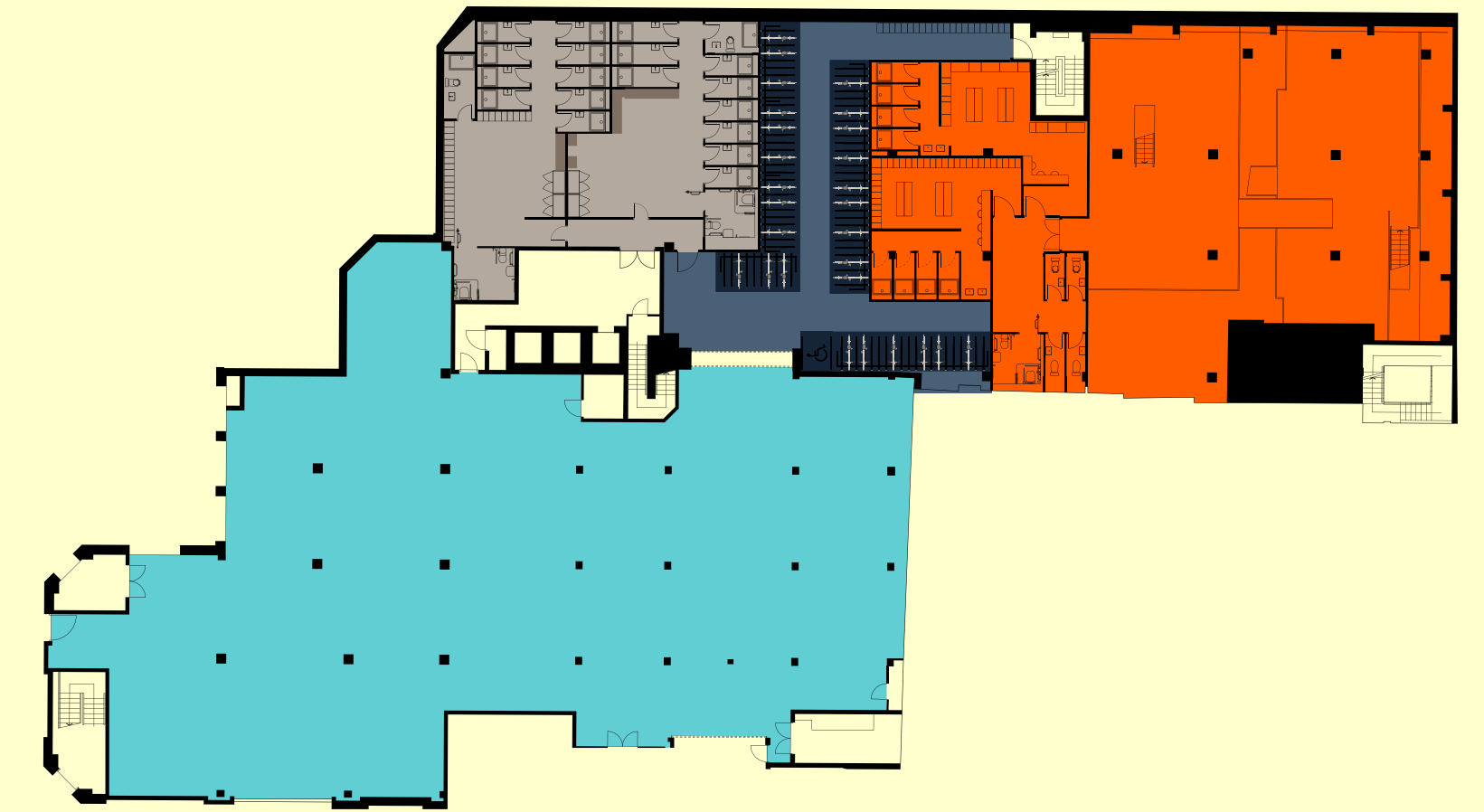
Note: Spaces 1, 2, 3, 10 and 11 are not shown as these are unavailable.

View availability at studio.space/bristol-blok

B

Basement

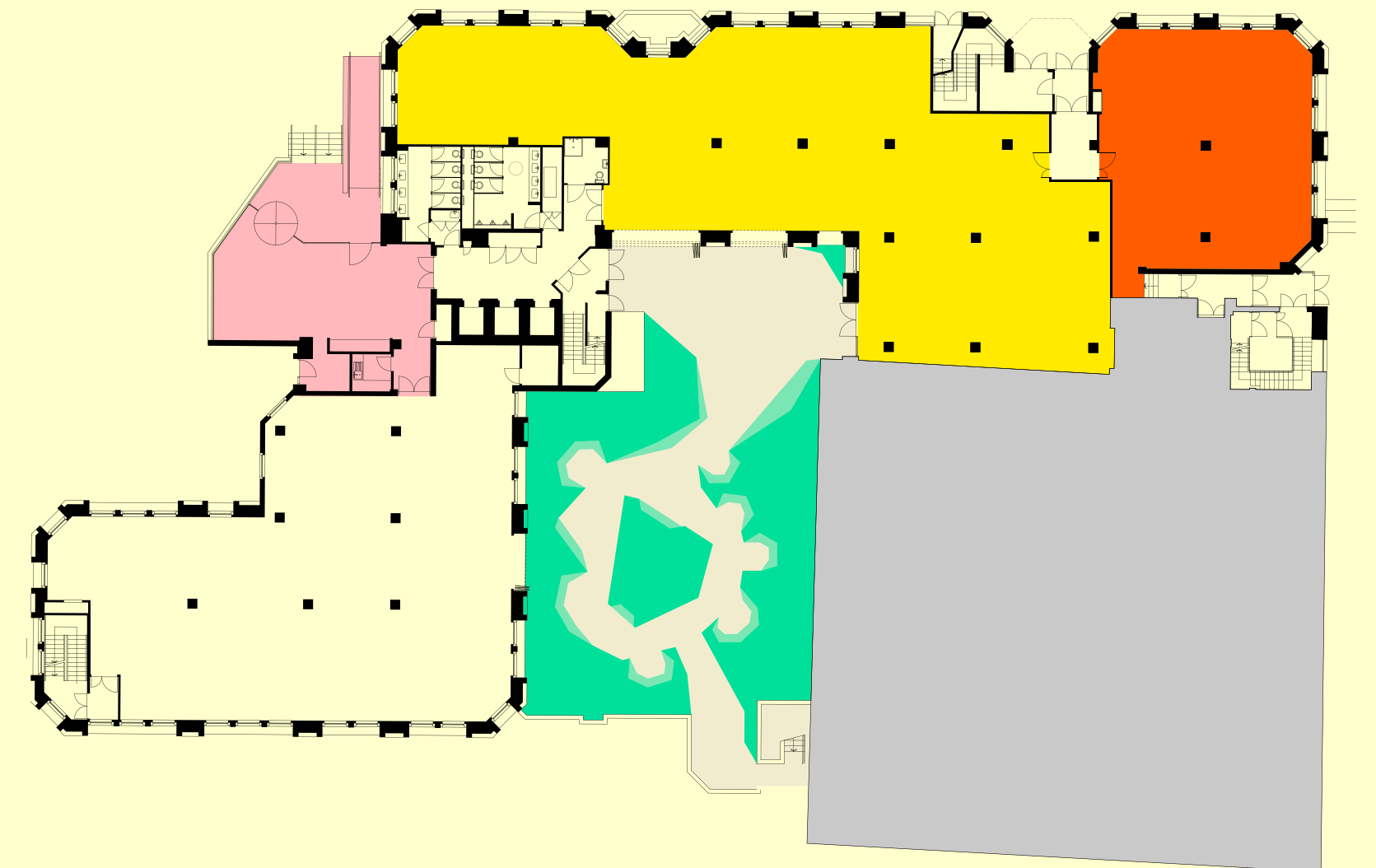
- Car park
- Cycle Storage
- Showers
- Gym



G

Ground Floor

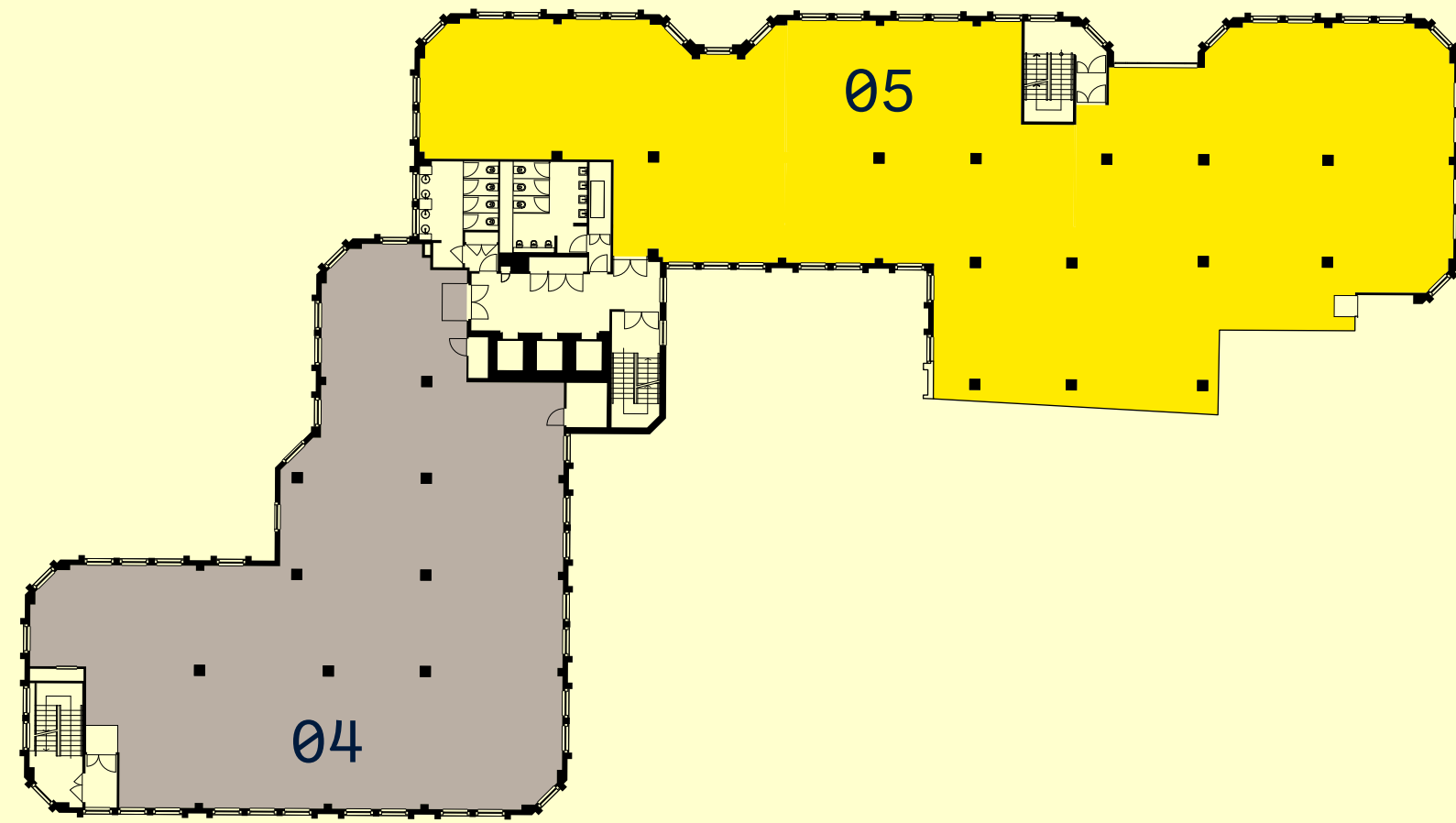
- Reception
- Cafe
- Gym
- Courtyard
- Brew House



2

Second Floor

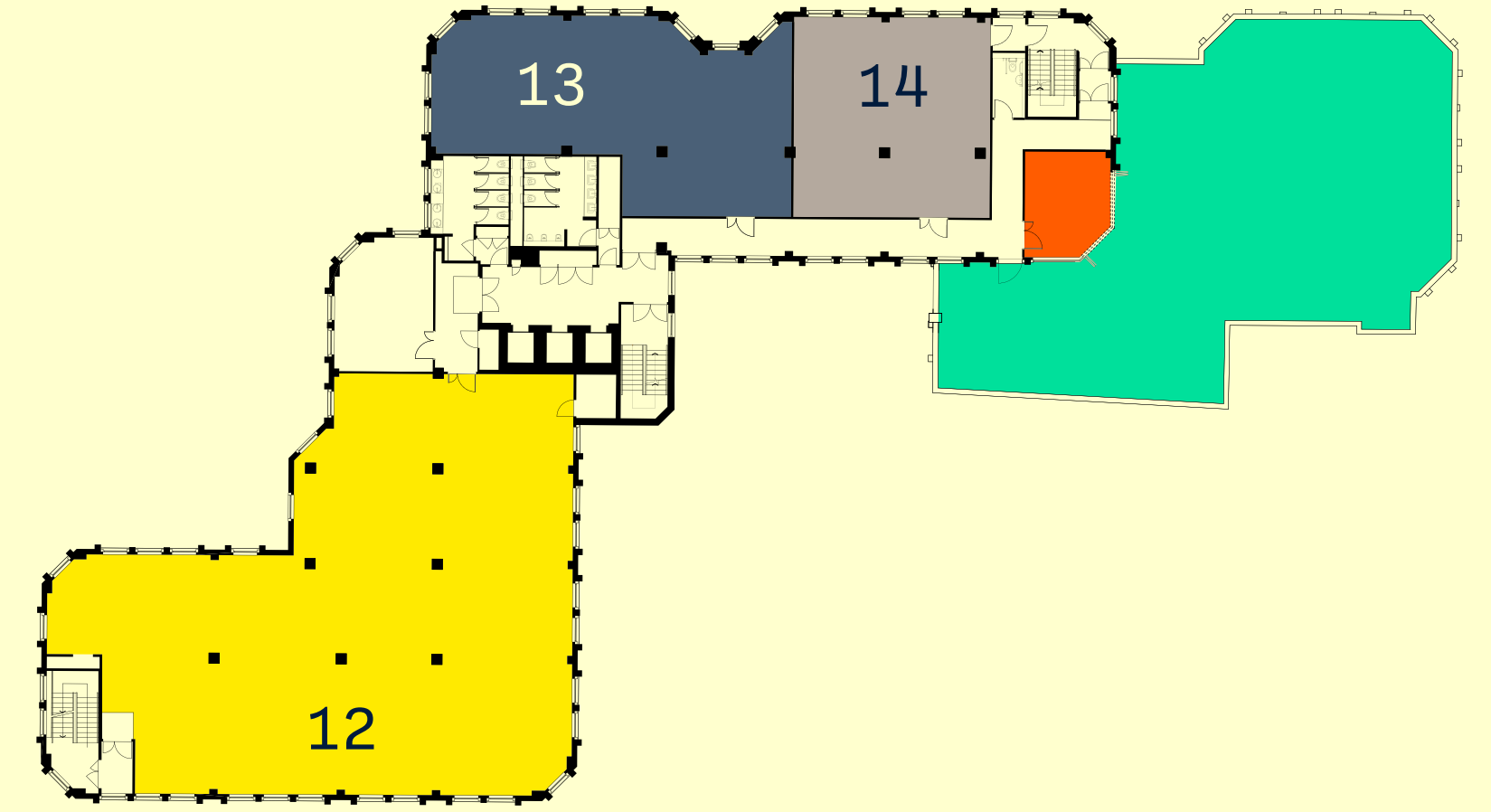
- Space 04: 4,881
- Space 05: 6,935



5

Fifth Floor

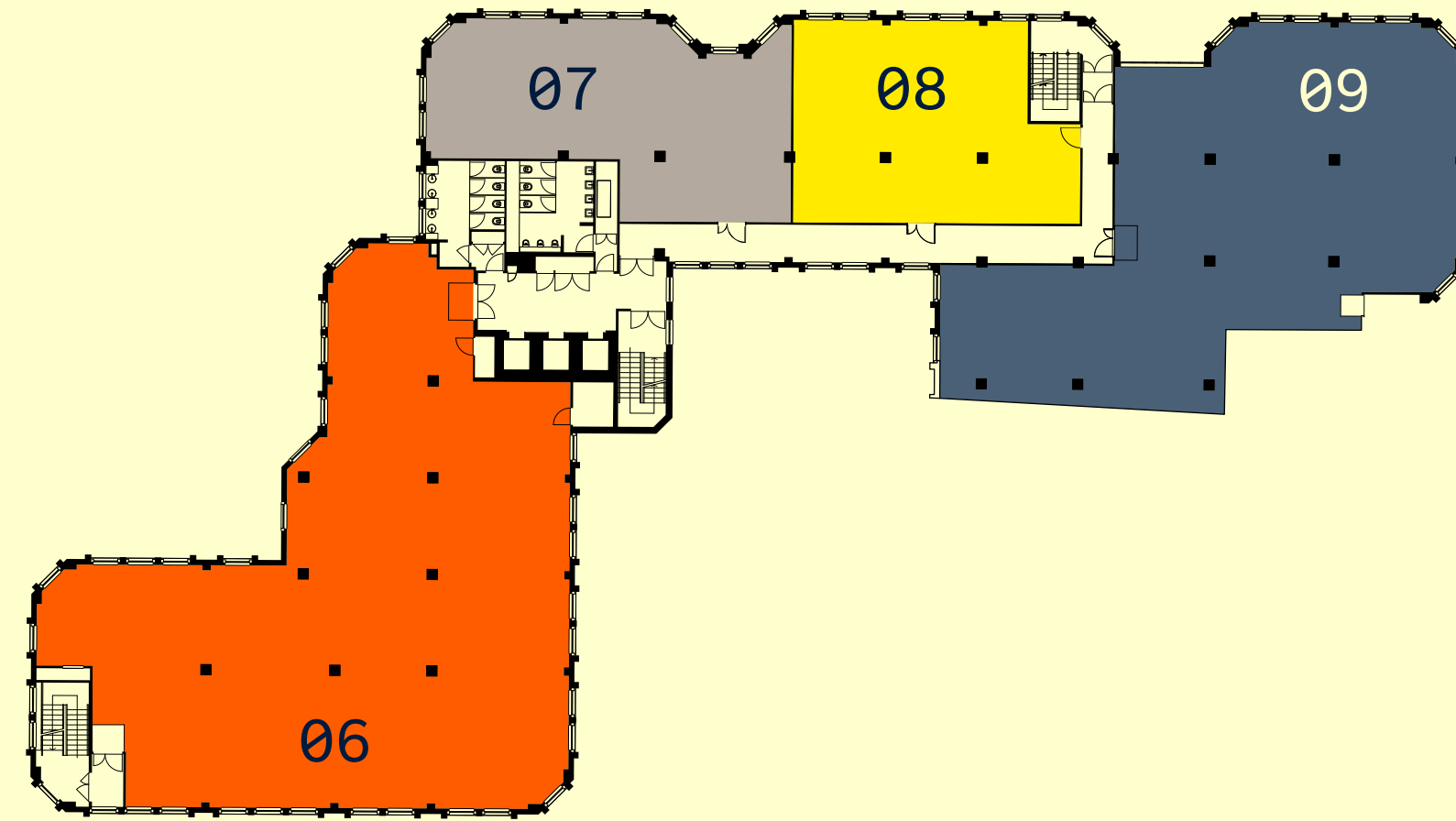
- Space 12: 4,881
- Space 13: 1,525
- Space 14: 1,061
- Kitchen
- Roof Terrace



3

Third Floor

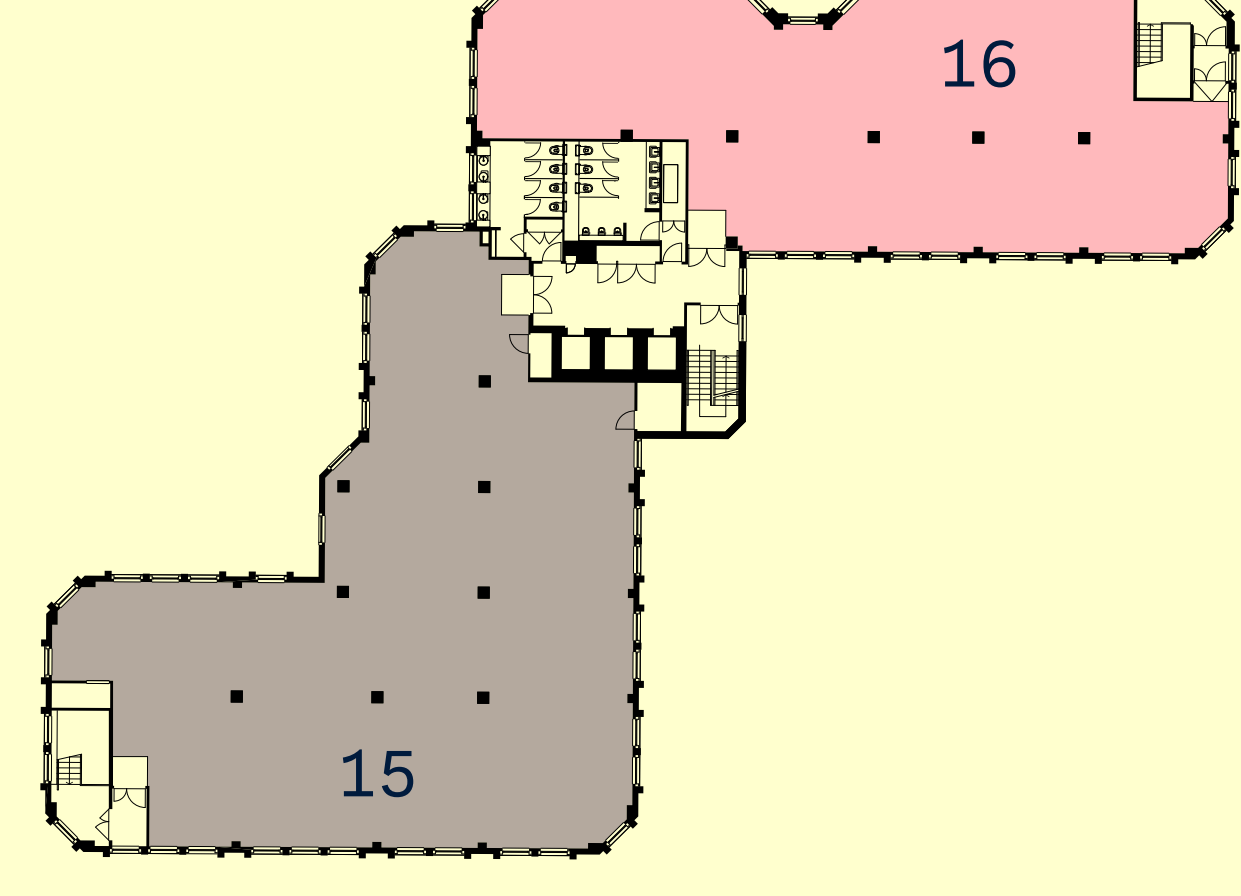
- Space 06: 4,881
- Space 07: 1,524
- Space 08: 1,386
- Space 09: 3,392



6

Sixth Floor

- Space 15: 4,881
- Space 16: 3,516



STUDIO ● SPACE

Fast and fuss-free excellence.

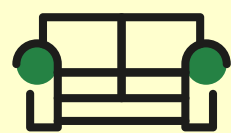
Studio Space is our managed-workspace & marketing platform. Sat amid the traditional lease and serviced office models- we call it The Space Between. It combines some of the best commercial buildings we own with our management expertise, and our passion for quality, architecture & good design. Studio Space offers options of fitting out your own space, or all-inclusive ready to move into spaces through a fast and fuss-free sign up process, backed up by exemplary support. At the heart of this is the belief that Better Work starts with Better Space.



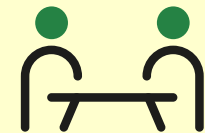
Outdoor Communal Terrace



Self-Contained 'Turn Key' Private Space



Fully Fitted & Furnished



Meeting Room & Breakout Space



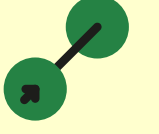
Kitchen including Fridge, Dishwasher & Kettle



Showers & Changing Facilities including Lockers



Onsite Coffee Shop



Onsite Gym



Bike Storage



100M Data Connection & WiFi



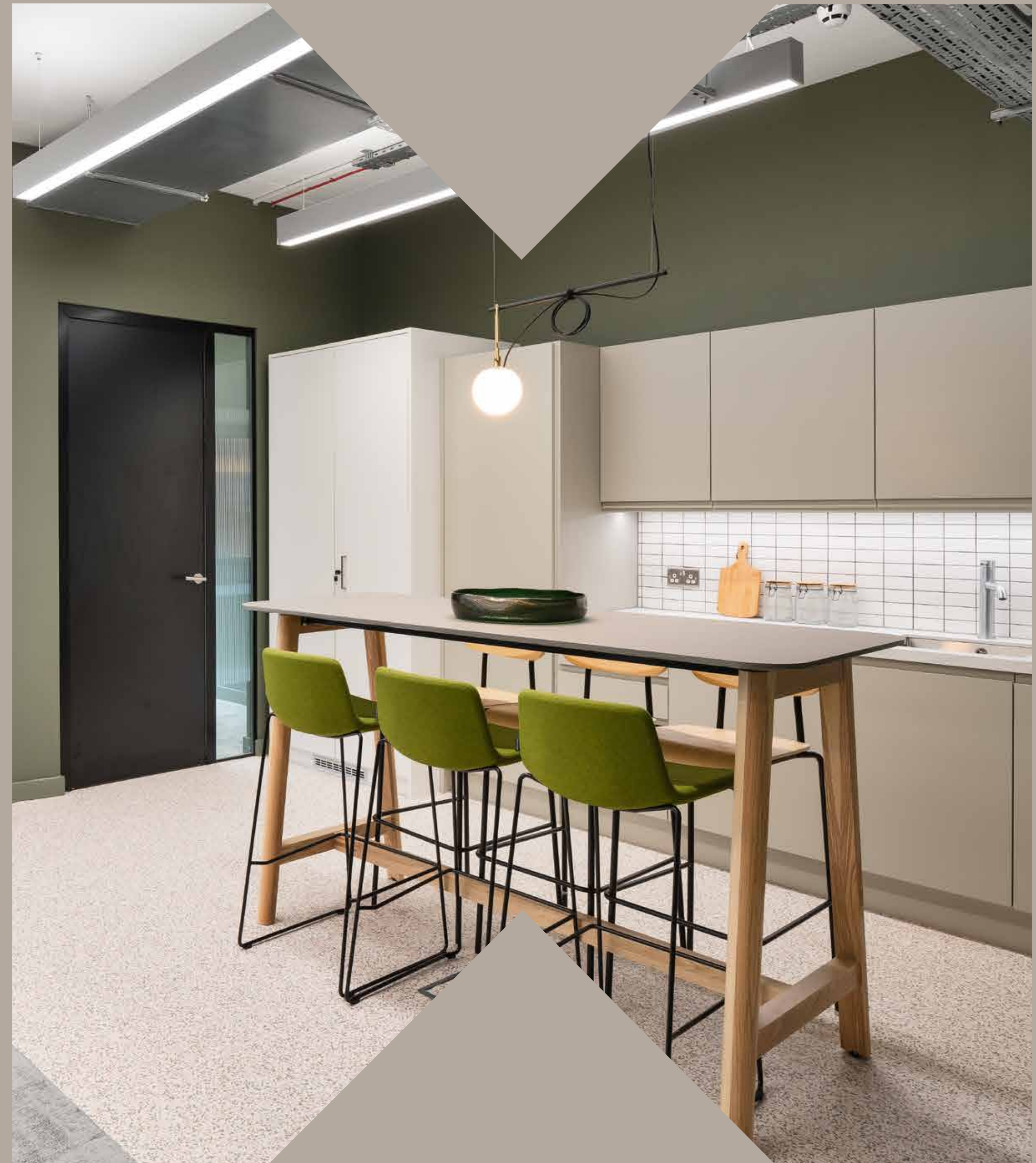
TV & SONOS



Weekly Cleaning



Quick Legal Process



Indicative image of similar BB project →

BLOK

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studio.space/bristol-blok

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