

Only 3 suites  
remaining

Contemporary  
Grade A  
Office Space

2,390 - 17,596 sq ft

TEN  
VICTORIA  
STREET

Bristol, BS1 6BN

# An historic address ready for its next chapter



Just a 5 minute walk from Temple Meads Station, 10 Victoria Street is a striking period Grade II listed terrace launching the next chapter in its story with a major refurbishment of 47,410 sq ft that delivers innovative and creative new workspace behind the listed façade.

# A fresh start

Scheme architects GPAD have used their skills to blend period and contemporary architecture to deliver a modern working environment at 10 Victoria Street. The internal spaces present a sleek, beautifully finished interior that creates a warm and impressive welcome for any visitor.

To the rear is a well-lit car park and cycle store with fob-activated barrier secured by steel gates when the offices are closed. Separate male and female shower and changing rooms on the ground floor are easily accessible from the cycle store.



# Workspace for those seeking inspiration, creativity & modernity

Using innovative metal tiled ceilings, and LED lighting solutions, the modern open plan floors stand out from the crowd. The accommodation features opening windows and air conditioning incorporating the latest air filtration technology, making this some of the best modern workspaces in the city.



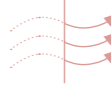
LED LIGHTS



OPENING WINDOWS



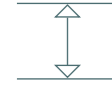
METAL FLOOR TILES



AIR FILTRATION



AIR CONDITIONING



2.7M FLOOR TO CEILING HEIGHT



# Specification



New secure cycle storage facilities with parking for 76 bikes  
Exceeds BCO requirements  
Cycling Score Platinum

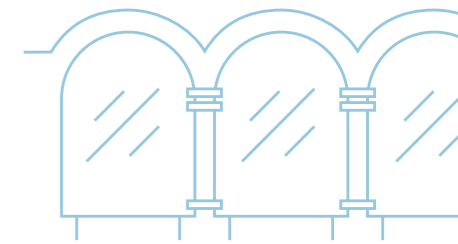


Dedicated high quality male and female changing rooms with 8 showers, 66 lockers and vanity units



Specialist cycle clothing drying lockers

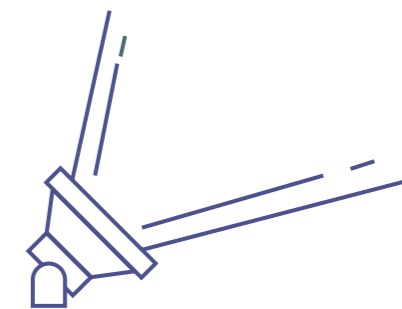
11 car parking spaces with 4 electric vehicle charging points



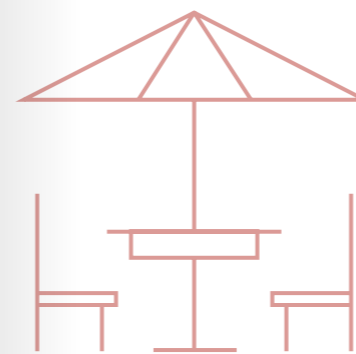
Sensitive modernisation of the listed façade



New reception with terrazzo floor and exposed concrete soffit



Relocation of the existing entrance with a striking new illuminated portal



Refurbished terrace to the 4th floor



**WiredScore**  
PLATINUM

One of the highest WiredScore ratings in the city

Platinum ActiveScore rating



# Full specification

## Design standards

- Existing BREEAM Very Good building
- Developed in 1999 and extended in 2009
- Wired Score - Platinum
- Cycling Score - Platinum
- ActiveScore - Platinum
- Smart Buildings Enabled

## Occupancy standards

- 30 WCs in line with BS 6465-1 BCO for a 'whole building provision'
- Fire Risk Assessment (FRA) Maximum occupancy of 700 (existing FRA) for lettable areas is 1 person per 6.5 m<sup>2</sup>
- Fresh air and comfort cooling maximum occupation density 1 person per 8 m<sup>2</sup>

## Structure and building fabric

Grade II Listed building with façade retention to 19th century historic elevations. Largely concrete framed with concrete waffle floor slabs, extended with steel frame and insitu concrete floors.

## Car parking

11 spaces in total, of which 2 is accessible. 4No. 7.2KW electrical charging points for electric vehicles.

## Cycle & changing facilities

60 spaces for cycle parking in doubled stacked racks and 8 spaces in lockers for folding cycles in a secure and covered cycle store. An additional 8 are in Sheffield stands within the enclosed car park. E-Bike charging facilities also provided.

Cycle repair facility and defined cycle route.

4 male and 4 female showers are provided within changing facility on the ground floor, plus 1 which is unisex fully wheelchair accessible.

66 lockers with 4 drying lockers. Communal hair dryers and ironing facilities provided.

## Floorplates

- Floor to ceiling height 2600 mm with 4200mm to areas of the ground floor
- 110mm to 150mm raised access floor void (to majority)
- Loading of office areas 4 + 1 kN/m<sup>2</sup> with enhanced loading of 7.5 kN/m<sup>2</sup> to plant room.

## Environmental services

The building uses a variable refrigerant flow (VRF) heat pump system to meet the space heating and cooling demands of the building. The entire system is newly installed in 2021 and is of Mitsubishi or Daikin manufacture.

Both the internal and external components of the system are suitable for heat recovery applications to enable individual units or groups of units to heat and cool simultaneously, utilising the waste heat from one group to contribute positively to the heat demand of another group.

There is space on the roof and in the offices for Tenant installed air-conditioning and condensers for supplementary cooling to meeting rooms etc. and branch controllers are specified with 25% spare capacity to install additional fan coil units as necessary.

System configuration has been designed to allow sub-division of each floorplate along a notional floor separation whilst providing separate VRF systems to each area. Fan coil units follow the BCO standard configuration for maximum flexibility for tenant fit-out.

Each tenancy has control of heating and cooling set points from a control panel within each demise.

## Ventilation

The building is provided with a centralised air handling unit (AHU) to deliver supply and extract ventilation throughout the office accommodation. The unit has been upgraded in 2021 to provide high efficiency fan units, enhanced filtration and UV sterilisation to maximise bacterial security of the system. Fresh air is tempered at the AHU, and all air delivered through fan coil units to ensure no cold draughts occur.

## Heating and cooling performance

Office areas (summer)	24°C +/- 2°C	Office areas (winter)	20 +/- 2°C min
Fresh air	10 ls/m <sup>2</sup>	Occupancy density	1 person per 8 m <sup>2</sup>

## Electrical services

Office areas lighting 400 Lux  
Dali Addressable flat panel LED ceiling recessed light fittings by a proprietary manufacturer.

Fire Alarm L2 analogue addressable fire alarm system complying with BS5839  
Power Offices - 25W/sqM  
Telecoms and data Structured cable system to CAT6 cable provided to serve the Landlord's infrastructure and systems eg. the main Landlord telephony system, Access Control, CCTV, BMS, remote alarm signalling. Infrastructure is provided in the main service risers for tenant fit-out, i.e. distribution route for incoming voice and data services.

100MB internet fibre lease line provision to each tenant demise at day one, with 1GB upgrade possible within 2 weeks. Provision via third party supply contract with Technology Within.

Landlords Wifi system to main reception area on a fair usage basis.

## Access control

- Reception desk at ground floor manned during office hours (8:00 – 17:00).
- Facility for Key card/fob access/smart phone controllable to the main and rear entrances, as well the lifts.
- Cable ways for tenant's Key card/fob access from landings to individual floor suites provided, with integration to the Landlords access control system easily achieved.

## CCTV

CCTV comprehensively covering the car park, cycle store, building access points, reception and ground floor common areas.

## BMS

A Building management system is provided, which provides autonomous control of all 'Landlord's' services including fault monitoring and sub-metering.

The electricity consumption for each demise is sub-metered using MID certified meters, reporting to a centralised data collection system.

## WC and shower facilities

### Typical floor

- 5 unisex superloo rooms within the core.
- 1 additional wheelchair accessible unisex WC.

### Ground floor

- 3 unisex superloo rooms within the core.
- 1 WC in each male and female shower hub
- 1 additional wheelchair accessible unisex WC (with shower).
- 1WC off reception
- Cleaner's store.
- 4 male and 4 female shower cubicles with changing.
- Unisex wheelchair accessible shower and changing room within the core.

## Common areas and circulation space

### Reception

- Large reception area containing bespoke reception desk, manned 08:00 – 17:00 on weekdays, informal meeting / working area and soft seating.
- Ancillary facilities for reception staff.
- Circulation – lifts and stairs
- Two 8 person lifts, one of which is a firefighting lift.
- Three staircases; a main staircase and two secondary staircases, situated at either end of the building.

## Sustainability features

- Photovoltaic installation on the roof
- Electric Vehicle charging
- Low water use appliances
- Automatic lighting controls with presence detection
- DALI addressable lighting
- Excellent cyclist facilities
- State of the art air filtration
- UV treatment for air supply
- Central mechanical ventilation with heat recovery
- New VRF heat pump system throughout
- BREEAM Offices rating Very Good (2009)

## Reception

### Floor

- 1200X600 Terrazzo tiles with inset bespoke satin brass feature inlays.
- Radial entrance barrier matting

### Walls

- Fluted effect glazing within crittal effect metal frames internally
- Backlit barrisol luminaire panelled screen with black hot rolled steel finish skirting
- Black metal panels with feature timber laminate panelling
- Full height glazing to soft seating areas overlooking planters

### Ceiling

- Part exposed concrete waffle slab with co-ordinated exposed services, part suspended plasterboard with inset SAS metal feature ceiling inserts.

### Fitted furniture

- Bespoke reception desk

### Lighting

- Feature down and strip lighting in additional

to LED lightwall

### Loose furniture

- Soft seating, coffee table, table and chairs to informal working area
- New automated sliding circular entrance door with glazed side screens and feature portal
- Landlords Wifi system on a fair usage basis

### Lifts

- 2 lifts (one of which is fire evacuation lift)
- Lifts open directly onto the floorplate and feature linked access control system.
- Timber laminate panelling to side walls, Zintec metal panel with mirrors to rear walls.
- Brass handrails
- 2.4m high cars and doors.
- 8 person, 650 kg. Lift gear fully overhauled in 2019.

### Stairs

- Painted steel stair with screed infill to steps and landings, finished with LVT (sheet vinyl to escape stairs).
- Inset aluminium nosings.
- Painted steel balustrades and aluminium handrails (painted to escape stairs).
- Surface mounted light fittings.
- Custom vinyl signage and graphics at each floor level.
- Vision panels to office landings with 60min fire resistance.

## WCs and shower/changing rooms

- Toilet facilities are unisex via superloos and are separated by full- height partitions with enhanced acoustic performance. Doors are Polyrey laminate.
- Shower cubicles provide individual changing, showering and drying within separate male/female changing rooms.
- There are also large male/female changing rooms together with lockers and dedicated drying facilities.
- Feature Timber Laminate panelling to shower and changing areas with integrated counter and wash hand basins with mirrors
- Maxwood Oracle Z-lockers with integrated benches

### Floor

- Good quality ceramic tiles / LVT.

### Walls

- Tiled within shower cubicles
- Toughened glass shower screens and doors
- Laminate panelling to changing and WCs.
- Maxwood Marante WC cubicle system with Polyrey laminate IPS' and integral doorsets

### Sanitaryware and fittings

- High quality wall hung WCs with concealed cisterns and push plate flush
- Wall hung basins, mirrors and feature lights
- Paper towel dispensers, WC roll holders, coat hooks, oiled steel shelves.
- Hand dryers to accessible WCs.

## Office floors

### Floors

- Polished medium duty raised access floor.

### Walls

- Painted plasterboard with feature decorations. Painted timber cills
- Re-coated windows to Victoria Street and Counterslip with new feature glazing to part of 4th floor.
- New window handles

### Ceiling

- New SAS330 metal suspended ceiling with feature inserts and fleece backing.
- Inset low glare LED flat panel lighting with Dali Addressable system
- Plasterboard perimeter with inset lighting.
- Potable water connections to floor plates

valved and capped in core

## Core circulation and core landings

### Floor

- Ceramic floor tiles / LVT

### Walls

- Painted plasterboard with inset crittal effect glazed doorsets onto floor plates.

### Ceiling

- Painted plasterboard.

## Internal Doors

- Generally: 2082mm high to offices from landings.2660mm to superloos. Laminated timber doors, solid-core with timber frames. Riser doors to be paint finish.
- Doors from landings onto floor plates to be crittal effect glazed, fire rated.
- Good quality Stainless steel ironmongery.
- Glazed double doors as part of partition system to ground floor lettable units.

## External Doors

### Main entrance

- Automatic sliding circular entrance door with glazed side screens inset within feature portal. Overhead door heater.

### Ground floor lettable units

- Aluminium framed glazed doors to suit historic façade as required.

### Fire escape doors to stair shafts

- Powder coated aluminium doors.

### External doors to rear elevation

- Crittall effect metal doorsets (power assisted to main entrance from car park/cycle store)

### Refuse store

- New timber bifold gates to secure enclosure

### Rooftop plant access doors

- Painted timber doors with louvres as required

### Car park

- Powder coated powered roller shutter with access control and ventilation perforations.

## Risers

- Painted timber with Stainless steel ironmongery

## Car park

### Floor

- Specialist (partly coloured) Rhinophalt tarmac coating
- Thermoplastic line markings
- Ramped access to powered rear door

### Walls

- Exposed brickwork to outer walls with iroko timber panels to the rear elevation and cycle store

### Ceiling

- Powder coated metal soffit lining system with surface mounted lights.

## Cycle store

### Floor

- Specialist coloured Rhinophalt tarmac coating.

### Walls

- Iroko forest cladding panels supported on steel frame

### Ceiling

- Dark grey soffit cladding
- Double stacked cycle stands for 60 cycles and enclosed storage for 8 folding cycles

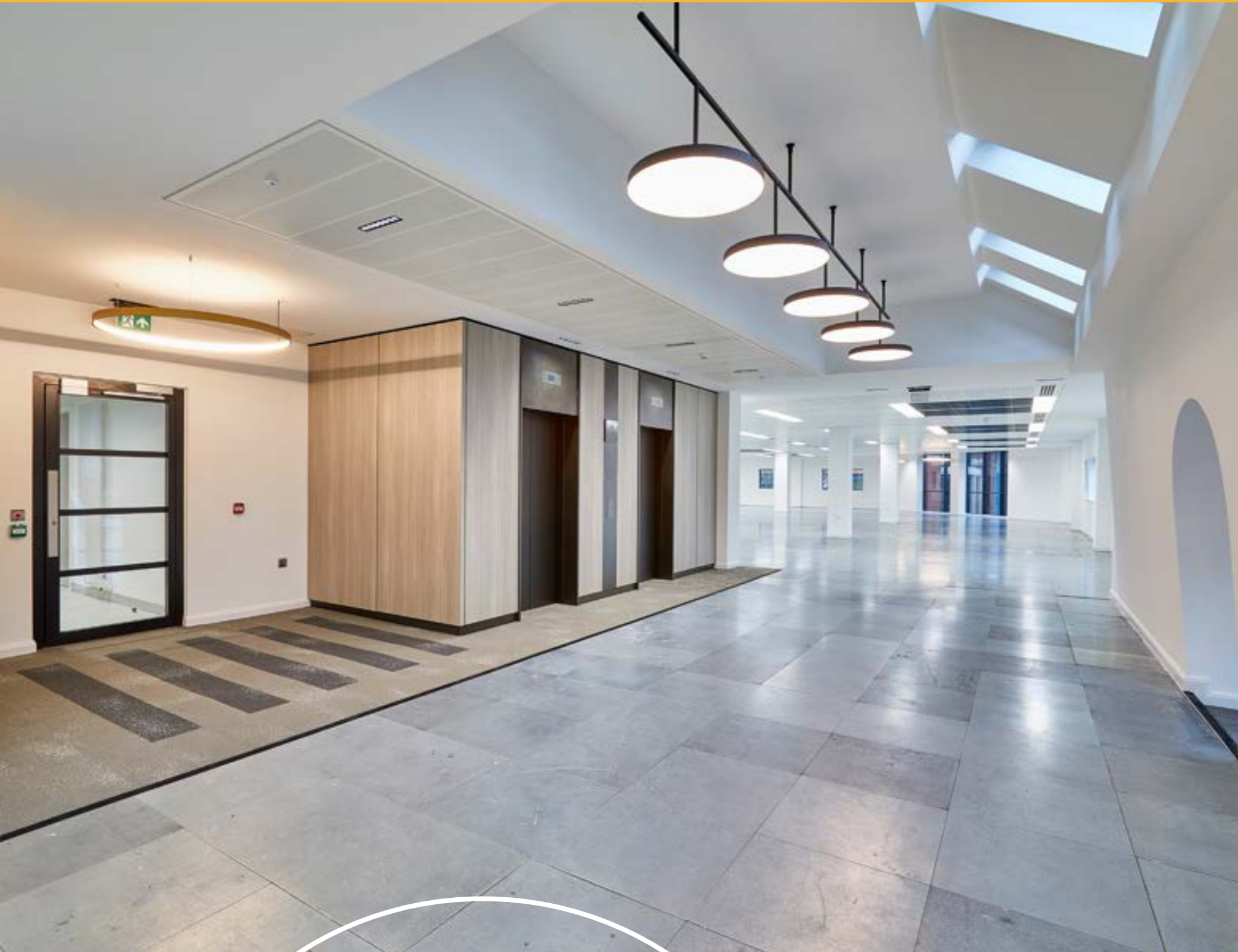
## Features

- Access control, CCTV, steel door with safety viewing, cycle repair station

## Signage, graphics and wayfinding

- Bespoke signage and graphics package to include an allowance for main building external sign, tenant's board, floor level markers, WC and shower identification separate from statutory





# The plans

4th floor	8,178 sq ft	759.8 sq m
3rd floor	LET	LET
2nd floor East	LET	LET
2nd floor West	LET	LET
1st floor East (CAT B)	7,028 sq ft	652.9 sq m
1st floor West	LET	LET
Ground floor East (CAT B)	2,390 sq ft	222.0 sq m
Ground floor East	LET	LET
<b>Total:</b>	<b>17,596 sq ft</b>	<b>1,634.7 sq m</b>





# CAT B design

At 10 Victoria Street, two suites have been beautifully designed and fitted to provide Cat B specification.

The suites enable flexibility and provide high quality finishes throughout allowing occupiers to take immediate occupation with fitted workstations, an abundance of stylish break out space with fitted kitchens, and several private meeting rooms. The whole building is fibre enabled for instant broadband access for all occupiers with flexible contracts available.



## G Ground Floor East 2,390 sq ft (222.0 sq m)

20 workstations

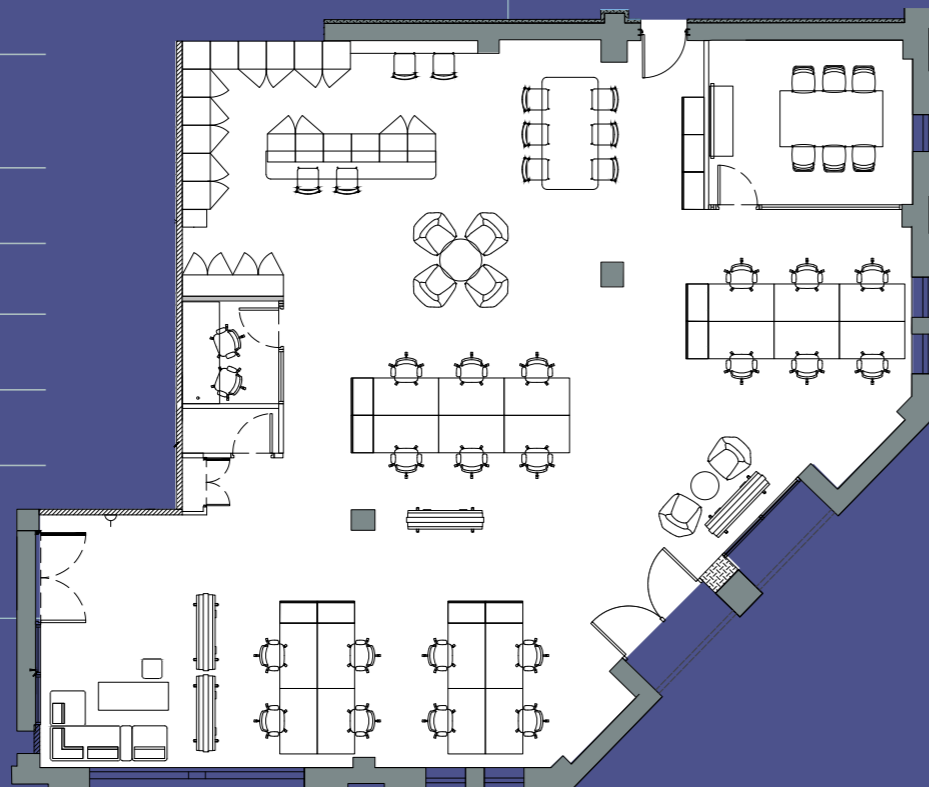
Bespoke kitchen with stylish island & breakout/dining area

Reception area & soft seating

1 x 6-person meeting room

1 x 2-person meeting room

1 x comms room





# 1

## First Floor East

7,028 sq ft (652.9 sq m)

64 workstations

Bespoke kitchen with stylish island & breakout/dining area

Reception area & soft seating

High bench seating/lounge

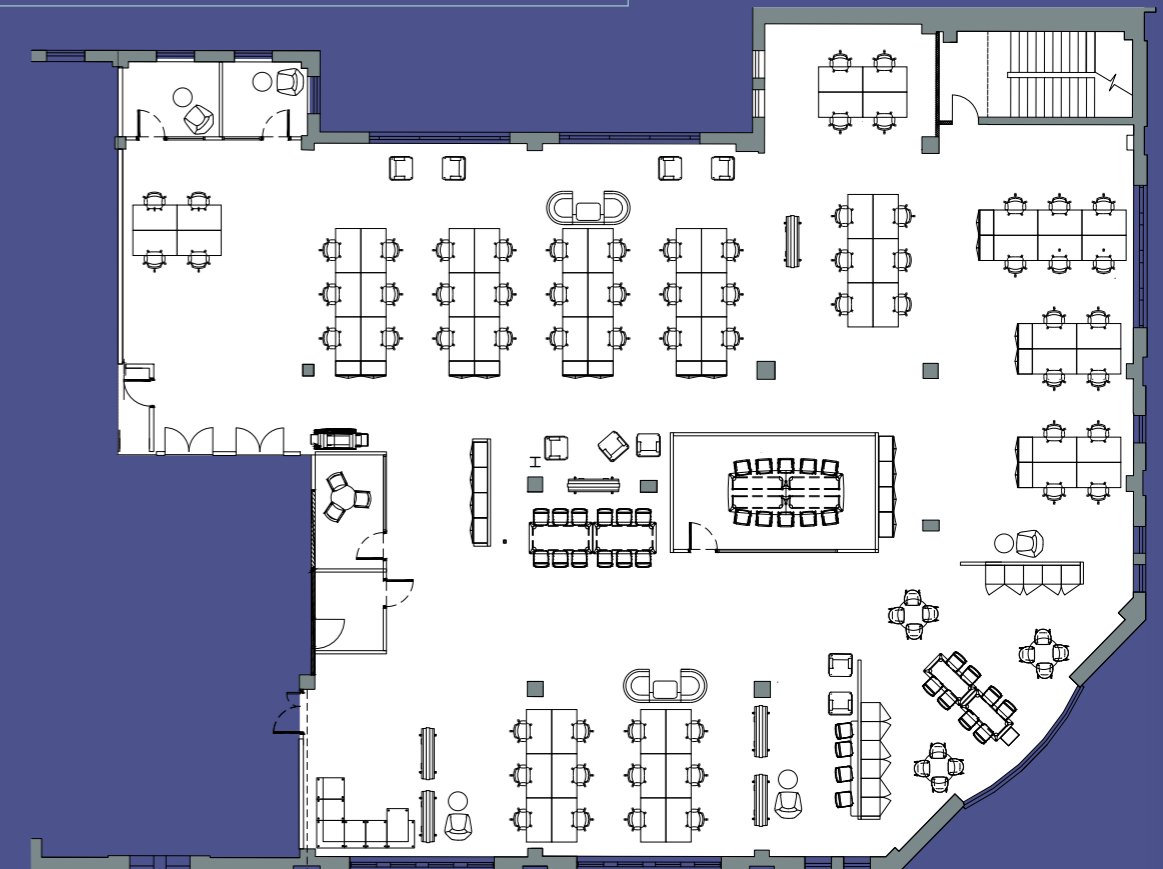
1 x 10-person board room

1 x 4-person meeting room

2 x 1-person pod

2 x acoustic meeting pods

1 x comms room





4



- Key
- Office
  - Core
  - WC's & Showers



# Just a stone's throw



10 Victoria Street is within walking distance of everything that's great about Bristol. Temple Meads station, Cabot Circus and Broadmead are all within a 10 minute stroll, whilst St Nicholas Market is a 3 minute walk over the newly pedestrianised Bristol Bridge and hosts numerous street food stalls during the week.

Neighbouring Finzels Reach offers even more exciting options for eating and drinking, including a weekly food market, Bocabar, Left Handed Giant St Philips Brewery and Le Vignoble wine merchants. Castle Bridge provides easy access over the Floating Harbour to Castle Park and from there it is a short walk to the retail facilities of Cabot Circus, Quakers Friars and Broadmead.



# From this spot



Corn St & St Nicholas Market	5 mins
Bristol Old Vic & King Street	7 mins
Central Bus Station	7 mins
Harbourside	11 mins
Cabot Circus	11 mins
Temple Meads	11 mins
Park Street & Queens Road	18 mins

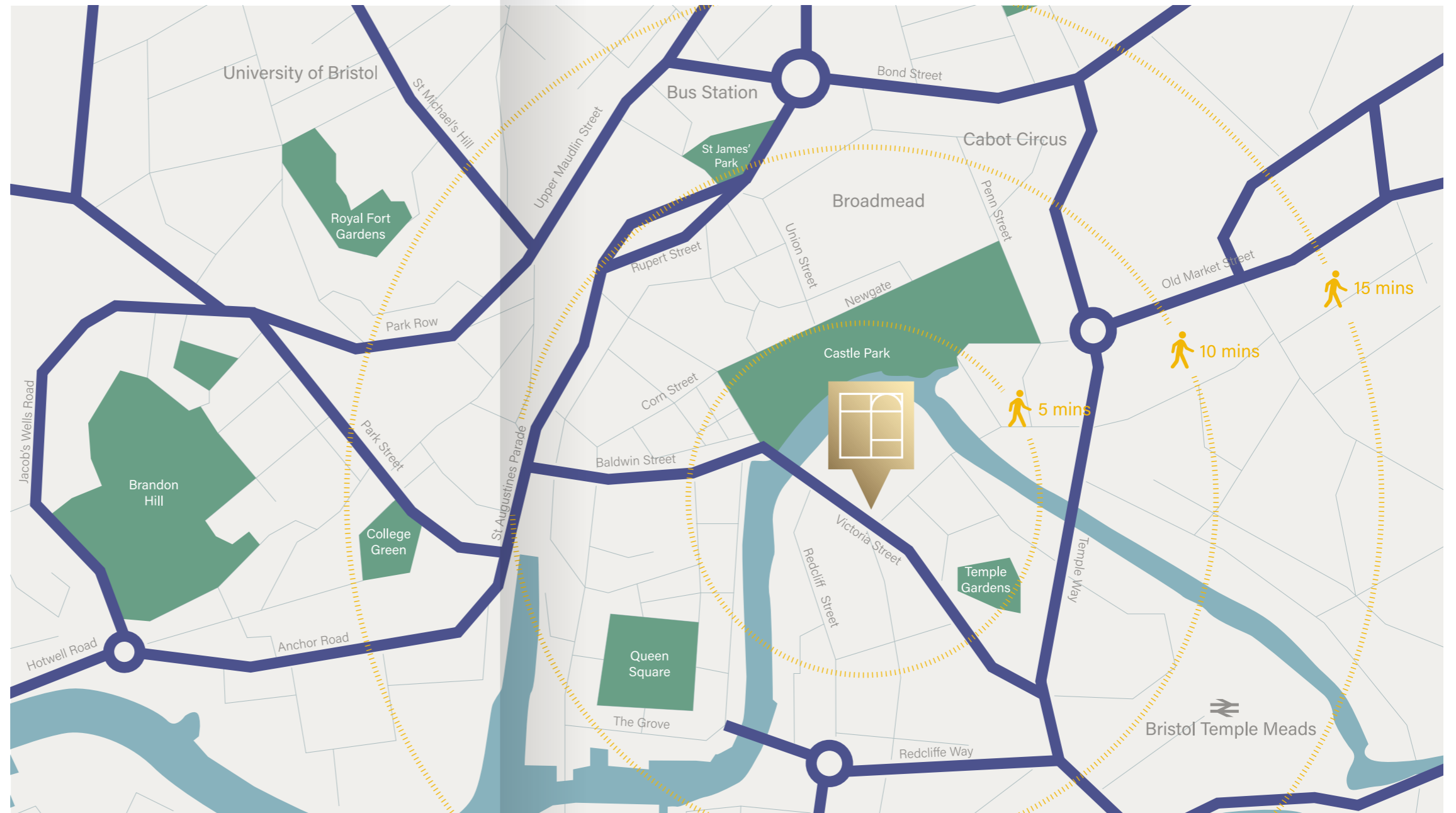


Cardiff	55 mins
Reading	1 hour 24 mins
Exeter	1 hour 35 mins
Birmingham	1 hour 42 mins
London	2 hours 6 mins



Cardiff	49 mins
Exeter	56 mins
Reading	1 hour 6 mins
Birmingham	1 hour 21 mins
London	1 hour 37 mins

Source: Google Maps, Network Rail

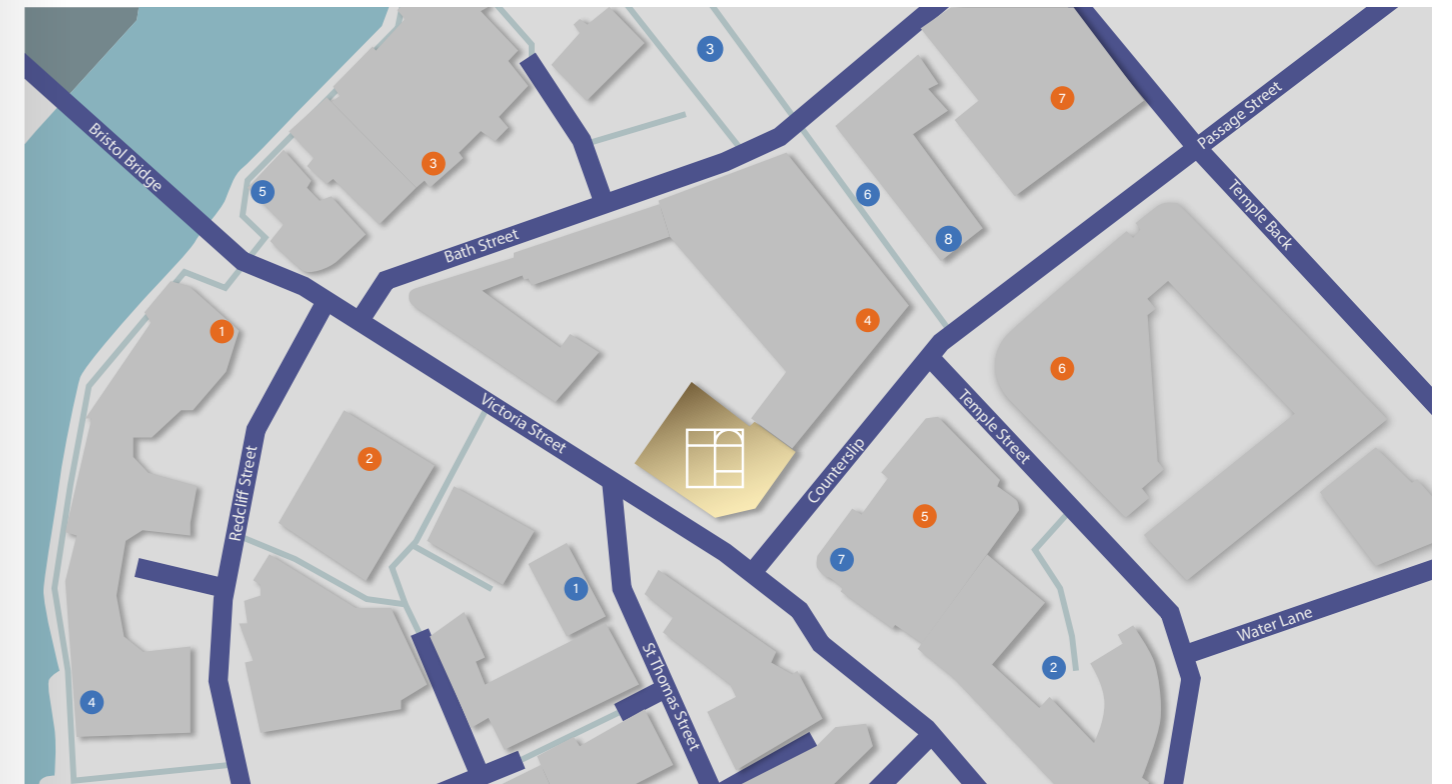


## FOOD & DRINK

- 1 Baristas Coffee Collective
- 2 The Cornubia
- 3 Boca Bar
- 4 Totos By The River
- 5 Bella Vista
- 6 Finzels Reach Food Market
- 7 Pret A Manger
- 8 Spicer + Cole

## OCCUPIERS

- 1 Runway East / Mapfre
- 2 TLT Solicitors
- 3 Clarke Willmott Solicitors
- 4 Barclays Wealth / BDO / BBC
- 5 Marsh Commercial / Thrings Solicitors / EY
- 6 Osborne Clarke
- 7 Mewburn Ellis / Parmenion / Simmons & Simmons Solicitors.



### Lease

A new effectively full repairing and insuring lease, by way of a service charge, is available direct from the landlord.

### Rent

On application.

### EPC

B32.

### Viewing

By appointment only with retained agents.

10victoriastreet.co.uk

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