



**FINZELS REACH
BRISTOL**

COUNTERSLIP, BRISTOL BS1 6BX

AURORA



An outstanding opportunity

AURORA IS A LANDMARK HEADQUARTER OFFICE BUILDING WITHIN EASY WALKING DISTANCE OF TEMPLE MEADS STATION, CABOT CIRCUS AND ALL CITY CENTRE AMENITIES.



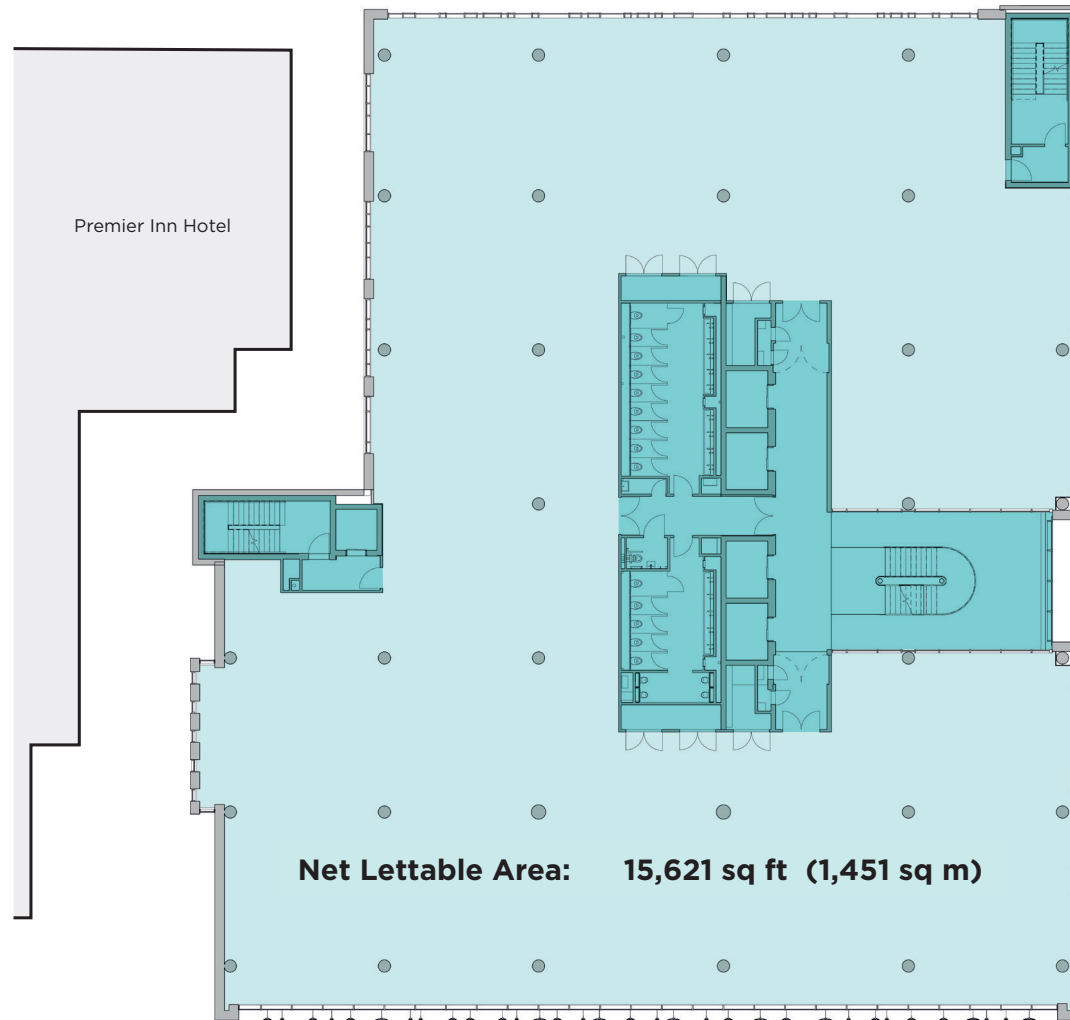
Arranged over seven floors and set around a spectacular full height atrium, the building provides a new benchmark for sustainable development in Bristol achieving BREEAM 'Outstanding' and LEED 'Gold Standard'.

With lettings agreed with Mewburn Ellis, Simmons + Simmons, Experis, Amdaris and Parmenion just the second floor accommodation remains available.



Floor Plan

SECOND FLOOR



Counterslip

Generator Building



Specification

ARRANGED OVER SEVEN FLOORS, INCORPORATING A STYLISH ROOF TERRACE AND SECURE BASEMENT CAR PARK, THE BUILDING IS DESIGNED TO THE HIGHEST LEVEL.



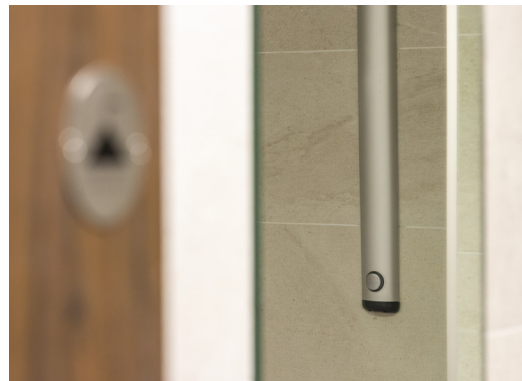
RAISING THE STANDARDS

- Striking double height reception
- Feature staircase to all floors within spectacular full height atrium
- 4 x 13 person passenger lifts
- 4-pipe fan coil air conditioning system
- Acoustic metal tile suspended ceilings
- Intelligent LED lighting with passive infrared (PIR) sensors
- 150mm raised floor
- 1:8 sq m occupational density
- Male, female and disabled WC facilities
- Amenity block with 10 shower cubicles, lockers and drying room
- 9 car spaces plus access to 2 electric car charging points.
- Secure cycle and motorcycle storage at basement level



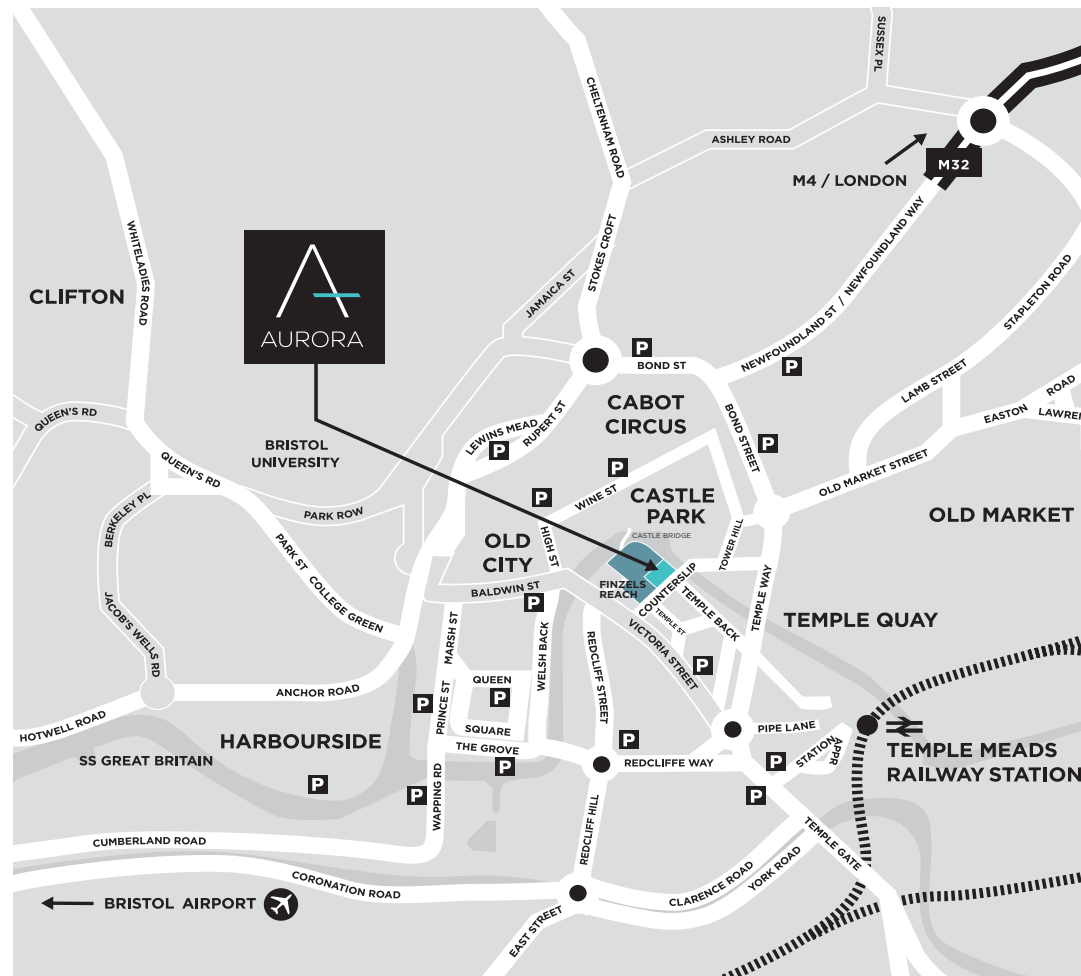
Designed to the highest standards

- BREEAM 2014 'Outstanding'
- LEED Gold rating
- EPC B
- WiredScore 'Platinum' rating
- Fully compliant with the BCO Guide to Offices Specification 2014



Aurora - at the heart of Bristol

SET WITHIN THE HEART OF BRISTOL'S BUSINESS DISTRICT — AND WITHIN BRISTOL'S PREMIER MIXED USE DEVELOPMENT, FINZELS REACH — THE OCCUPIERS OF AURORA HAVE READY ACCESS TO THE CITY'S VARIED AMENITIES.



AURORA

SatNav: BS1 6BX

| | |
|----------------------|---------|
| Castle Park | 4 mins |
| Quakers Friars | 7 mins |
| Cabot Circus | 8 mins |
| St Nicholas Market | 8 mins |
| Temple Meads Station | 9 mins |
| Harbourside | 13 mins |



aurora-bristol.com



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IMPORTANT NOTICE: These particulars are believed to be correct but their accuracy is not guaranteed and they are expressly excluded from any contract. December 2018