



# CRESCENT

BRISTOL

Repurposed and reinvented for a brighter future.  
117,930 sq ft workspace. Coming Q3 2024.

# Welcome to Crescent, Bristol's most radical revival and transformation.

An existing building reimaged into an inspiring new work destination. Filled with light, open spaces and communal areas, Crescent is a unique workplace with community and sustainability at its heart.

117,930 SQ FT REDEVELOPED OFFICE DESTINATION.  
ARRIVING Q3 2024.



**Thriving community**

A new ribbon introduces an impressive communal space spanning the entire breadth of the building.





### **New Grade A penthouse**

The new penthouse features large, versatile and flexible floor plates, while generous windows offer abundant light and inspiring green vistas over Temple Gardens.

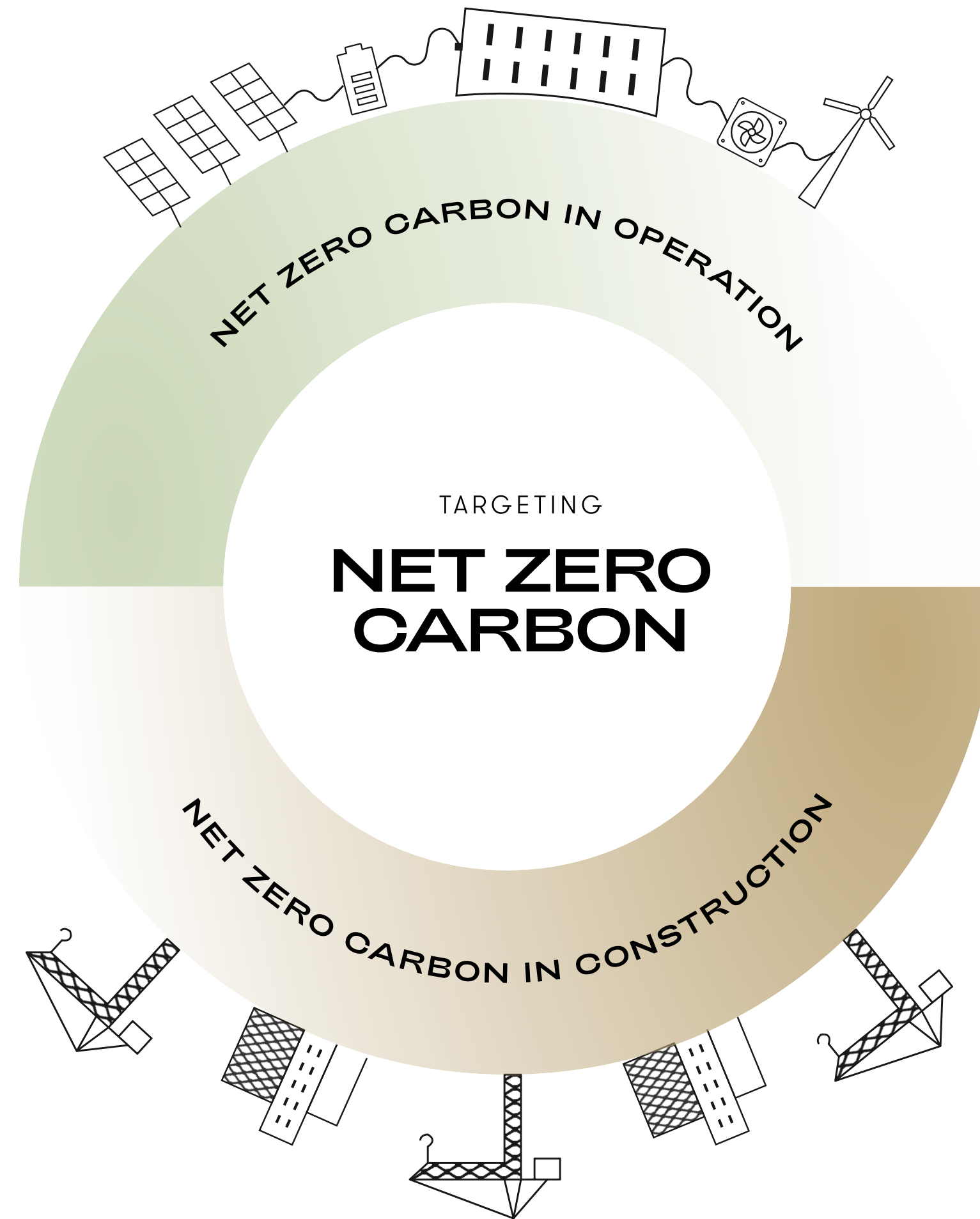


**Inspiring outlook**  
The penthouse terrace provides impressive views over Crescent's private garden, Temple Gardens and the iconic leaning tower of Temple Church.

# Sustainability. Built-in.

This pioneering project has made carbon savings at every stage. Keeping everything that works, improving everything that can be revived and only replacing where absolutely necessary.

Utilising the existing frame structure, Crescent will save an estimated 3,200 tons of carbon (CO<sub>2</sub>e) that would otherwise be released into the atmosphere.



### Net Zero Carbon in Operation

Crescent is targeting net zero in operation in accordance with the UK Green Building Council (UKGBC) framework approach. Supporting tenants achieve their net zero targets.

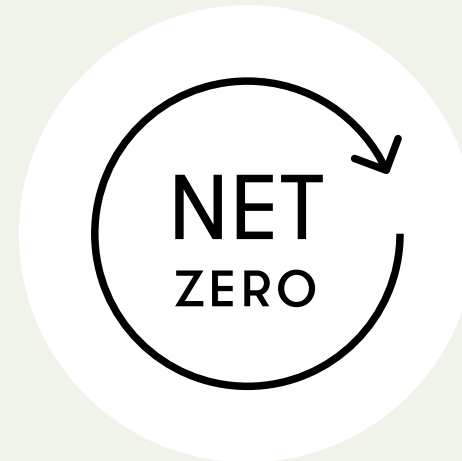


### Net Zero Carbon in Construction

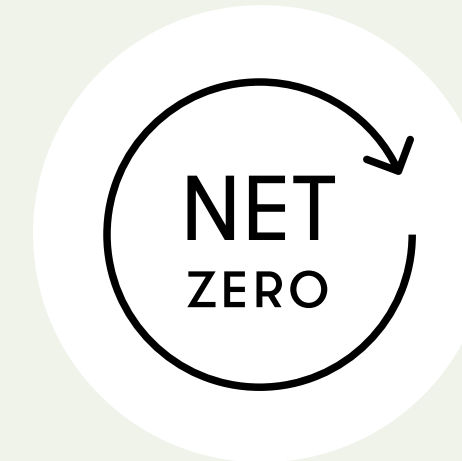
This process starts by minimising the carbon emissions during the redevelopment through the use of existing structure, choosing lower carbon where possible and engaging the supply chain. At the end of the redevelopment the total carbon emission are calculated and offset.

## Green targets & accreditations.

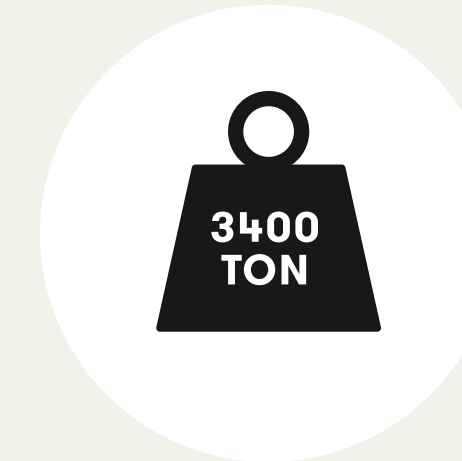
Crescent’s revival has been centered around health, wellbeing and sustainability. Alongside the building's Net Zero Carbon performance and carbon saving through design, Crescent is transforming the workplace into a place where employee health and wellbeing can thrive.



TARGETING  
NET ZERO CARBON  
IN OPERATION



TARGETING  
NET ZERO CARBON  
IN CONSTRUCTION



**3,400 TONNES**  
OF EMBODIED  
CARBON SAVING



BREEAM  
EXCELLENT



TARGETING  
CYCLESORE  
PLATINUM



EPC A

**Flexible workspaces**

Large and versatile floor plates with dual aspect and cutting edge connectivity.





OFFICE ACCOMMODATION

# Schedule of areas

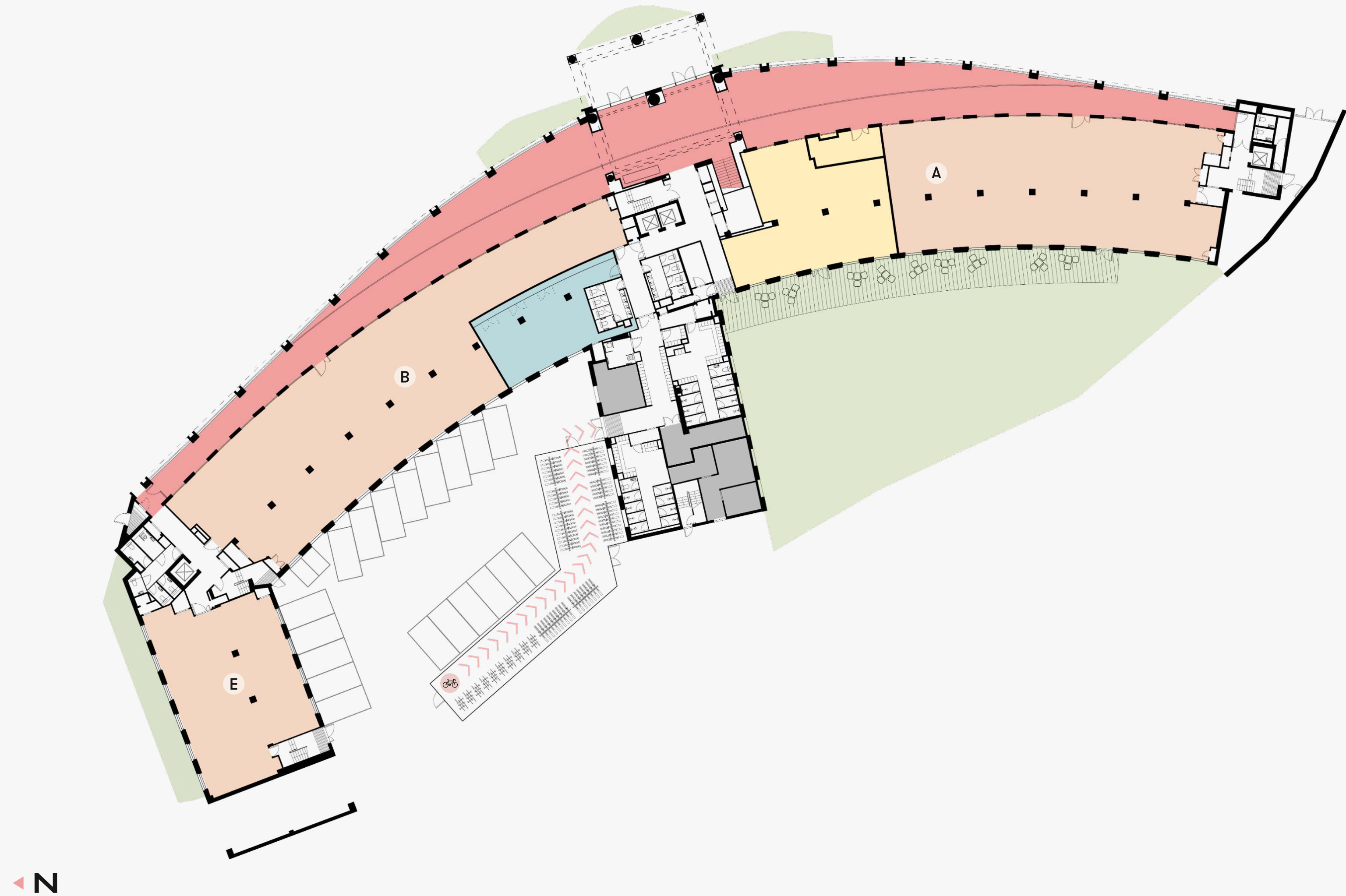
FLOOR	SQ FT	AMENITY	TERRACES + GARDEN (SQ FT)
Fifth Floor	16,828	-	1,542
Fourth Floor	18,194	-	
Third Floor	18,350	-	
Second Floor	18,358	-	1,633
First Floor	15,824	-	
Ground Floor	10,994	-	
Reception & collaboration area	-	5,730	
Café	-	1,813	
Fitness studio	-	808	
Garden	-	-	7,880
<b>TOTAL *</b>	<b>98,521</b>	<b>8,351</b>	<b>11,055</b>

\*measurements are NIA



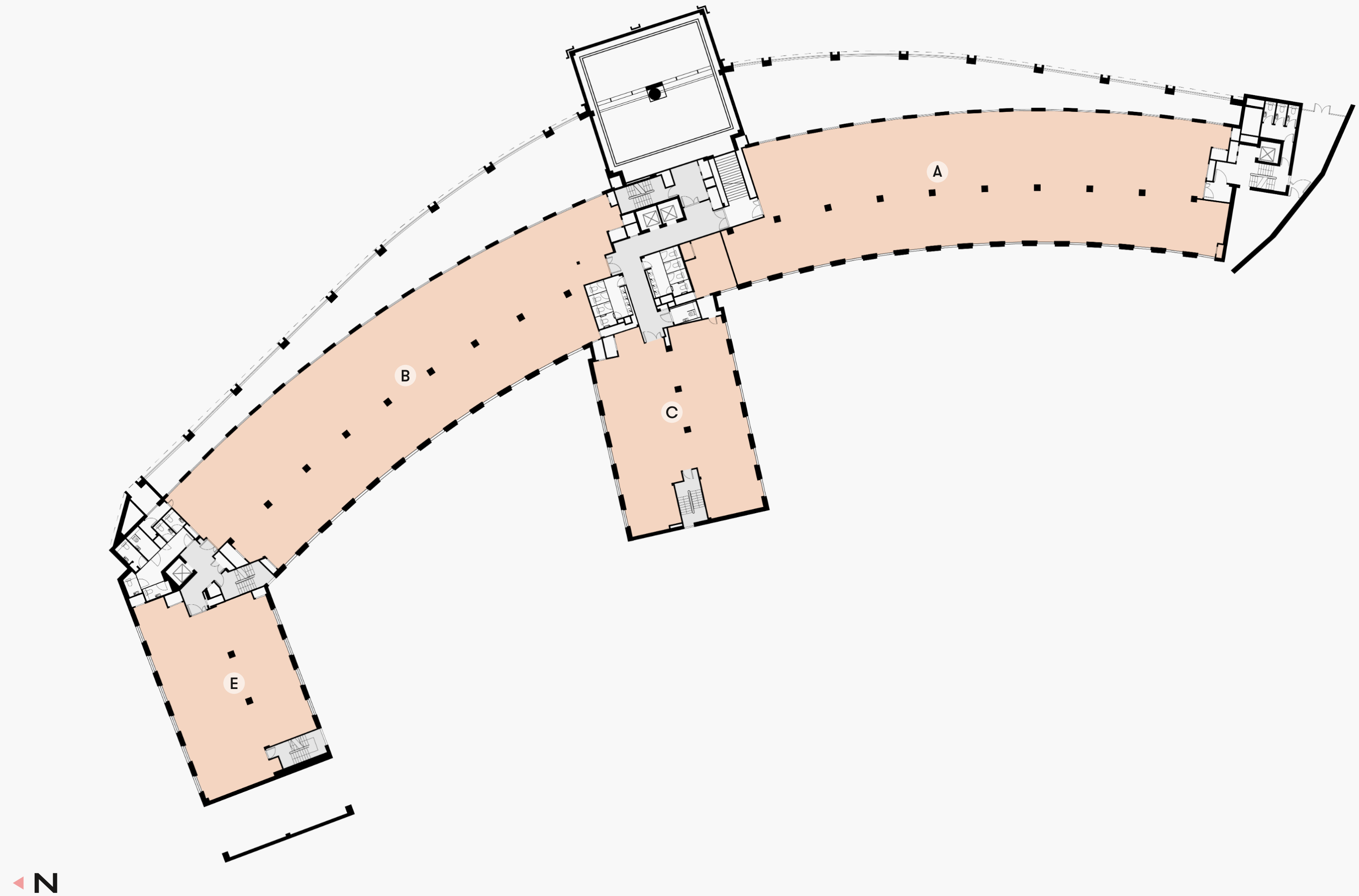
# Ground floor

● OFFICE	10,994 SQ FT
Block A	3,956 sq ft
Block B	4,935 sq ft
Block E	2,103 sq ft
● TERRACE & GARDENS	7,880 SQ FT
● RECEPTION & COLLABORATION AREA	5,730 SQ FT
● CAFÉ	1,813 SQ FT
● FITNESS STUDIO	808 SQ FT



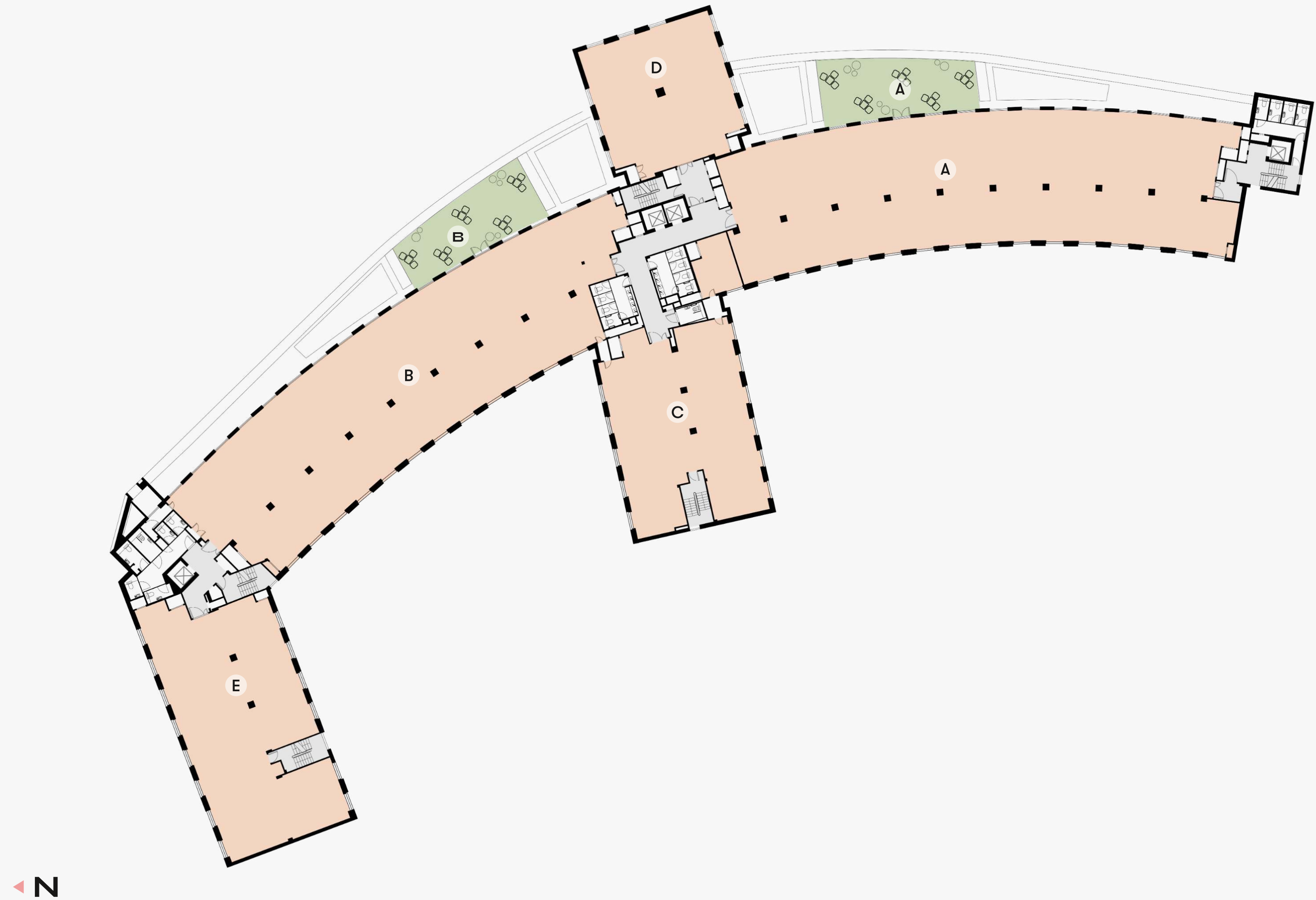
# First floor

● OFFICE	15,824 SQ FT
Block A	5,864 sq ft
Block B	5,647 sq ft
Block C	2,243 sq ft
Block E	2,070 sq ft



# Second floor

<b>OFFICE</b>	<b>18,358 SQ FT</b>
Block A	6,064 sq ft
Block B	5,618 sq ft
Block C	2,241 sq ft
Block D	1,643 sq ft
Block E	2,792 sq ft
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<b>DEMISED TERRACE</b>	<b>1,633 SQ FT</b>
Block A	836 sq ft
Block B	797 sq ft



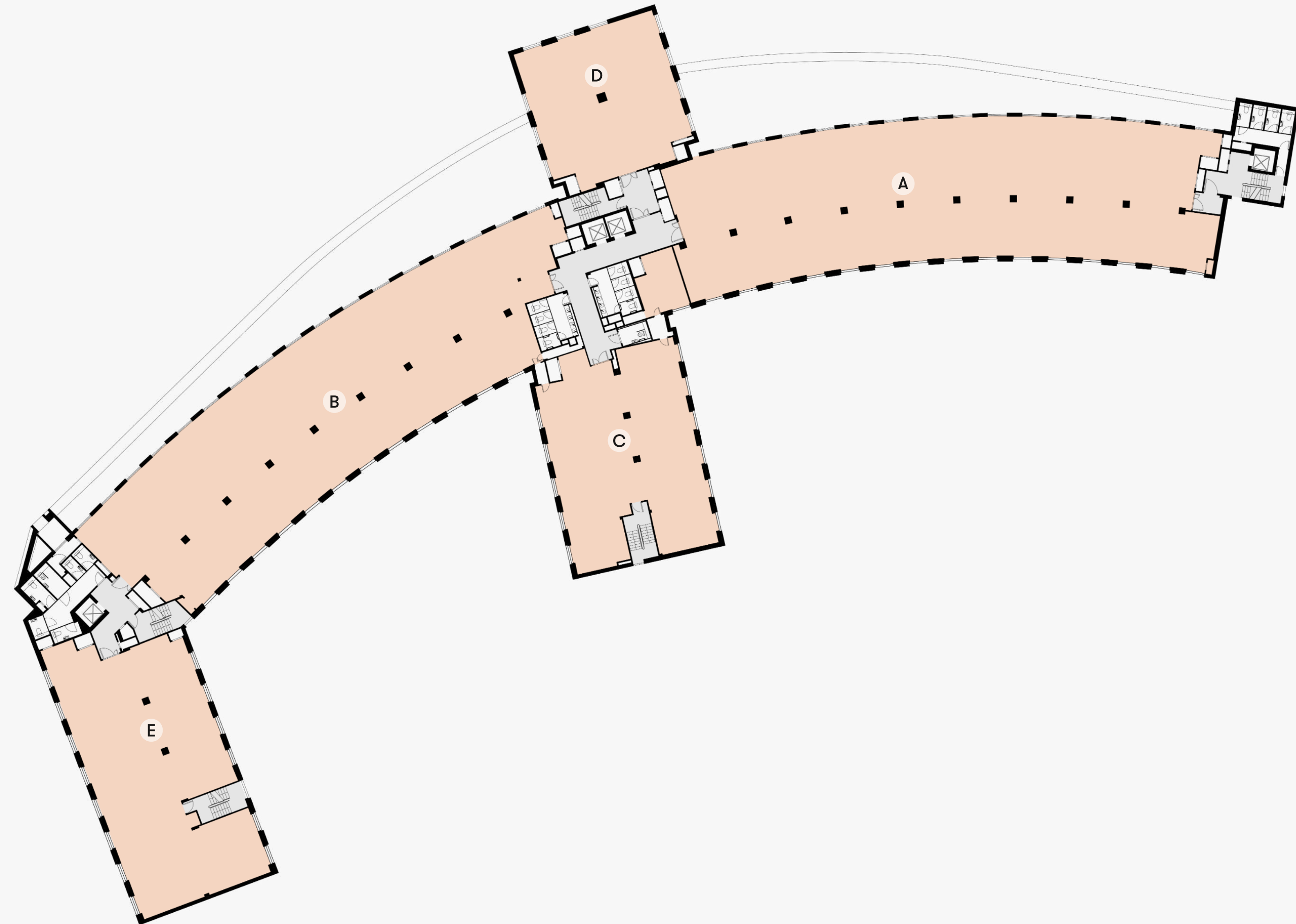
# Third & fourth floor

● **THIRD FLOOR OFFICE** **18,350 SQ FT**

Block A	6,055 sq ft
Block B	5,611 sq ft
Block C	2,248 sq ft
Block D	1,644 sq ft
Block E	2,792 sq ft

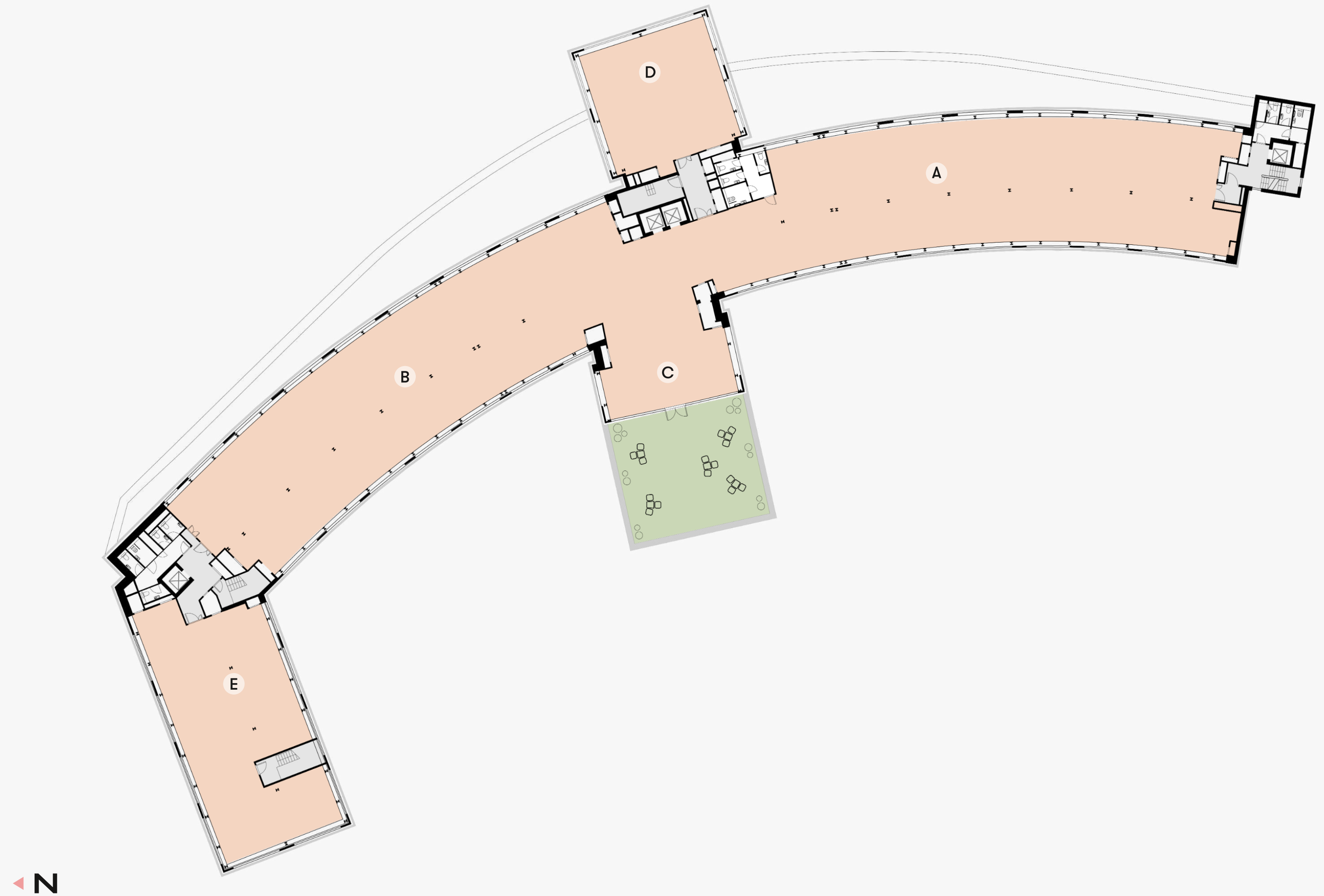
● **FOURTH FLOOR OFFICE** **18,194 SQ FT**

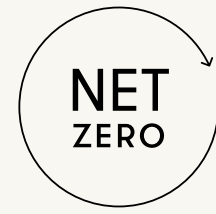
Block A	6,013 sq ft
Block B	5,590 sq ft
Block C	2,199 sq ft
Block D	1,610 sq ft
Block E	2,782 sq ft



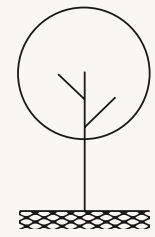
# Fifth floor

● OFFICE	16,828 SQ FT
Block A, B and C	12,708 sq ft
Block D	1,499 sq ft
Block E	2,621 sq ft
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● DEMISED TERRACE	1,542 SQ FT





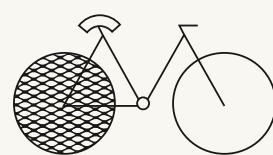
Targeting Net Zero  
Carbon in Operation



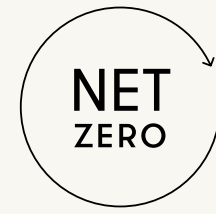
Private garden with  
direct access to  
Temple Gardens



117,930 sq ft with floor  
plates up to 12,708 sq ft



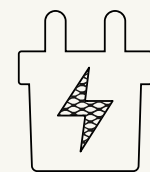
164 cycle spaces and  
maintenance area



Targeting Net Zero  
Carbon in Construction



19,400 sq ft of wellbeing,  
amenity space and  
private garden.



19 car parking spaces  
including 4 EV charging points

**BREEAM**  
★★★★

EPC A and BREEAM  
Excellent

## NEW RECEPTION AND RIBBON

- Double height reception area with covered outdoor entrance.
- Level access, fully accessible and inclusive.
- Large open plan reception area and ribbon space connecting north, central and south cores, with full height glazed windows.
- Cafe and seating area connected to the rear garden area.
- Access to private Crescent garden with decking and outdoor seating area from café.
- Biophilic design with entrance area planting and seating externally, and high-quality planting to rear garden and green moss walls within ribbon.
- Secure access: speed gates, smart technology and touch-less access control.
- 24 hour building access and management.

## TENANT AMENITIES

- 47 covers in the internal café area with additional seating option within the ribbon spill out area.
- Access to 808 sq ft fitness studio space on the Ground Floor close to showers, changing rooms and lockers. Classes, timetable and booking available through the CEG Life app.
- 5,730 sq ft ribbon & collaboration area with full height glazing throughout for maximum daylight.
- Private, landscaped garden with terrace and direct access into Temple Gardens.
- Private and secure cycle access at the rear of the building to bike storage, showers and changing rooms.
- End of Journey facilities with 17 showers and 180 lockers.
- CEG Life app for community events and bookings.
- CEG onsite management team for front of house, concierge and all health and safety aspects.

## PARKING FACILITIES

- 19 car parking spaces, 4 EV charging points (power capacity to extend to all spaces) and 5 motorcycles spaces.

## FACADE, SHELL AND CORE

- Newly insulated external walls.
- New high-performance glazing.
- 3200 tons of embodied carbon saved by using existing shell and core.

## OFFICE FLOORS

- New build Fifth Floor penthouse, providing the highest quality Grade A workspace.
- Ceiling mounted fan coil units perimeter services and LED lighting.
- 250mm fully accessible raised floor void (Fifth Floor office).
- VRF heating and cooling system.
- Perimeter power and data to all floors.

## CYCLE PROVISIONS

- 164 cycle spaces including 144 secure, covered cycle hub and 20 Sheffield stand spaces within premises.
- Cycle repair station within cycle hub.
- Electric bikes and electric scooter charging points.
- Cycle repair & maintenance hub.

## TARGET ACCREDITATIONS

- Net Zero Carbon in Operation
- Net Zero Carbon in Construction
- BREEAM Excellent
- EPC A
- Wirescore platinum
- Cyclescore platinum



TEMPLE MEADS STATION

EQ

CRESCENT

QUEEN SQUARE

FINZELS REACH



# CEG's Bristol Landmarks.

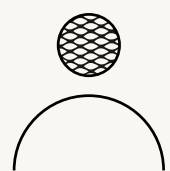
We don't just invest, we are invested. At CEG we have a strong track record of delivering remarkable workplaces in the Bristol area and beyond.

With over 30 years of experience, we understand the importance of creating the right environment for businesses to thrive.

We aim to make our buildings positive, healthy and sustainable. Our workplaces are environments that encourage businesses and their people to make the most of every day.

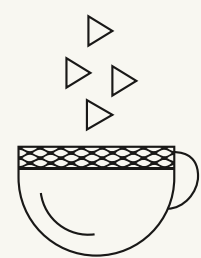
CEG has moved all building common parts to a 100% renewable electricity tariff. We are also targeting a 100% diversion from landfill via our waste management service.

We believe in creating a more sustainable future by working alongside our tenants to help reduce waste and minimise carbon emissions.



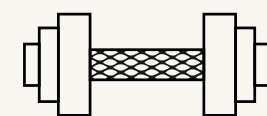
## 20K+

DAILY VISITS



## 16

CAFÉS



## 9

FITNESS CENTRES



EQ Bristol – 200,000 sq ft



1000 Aztec West – 80,000 sq ft

# Get in touch

savills

**Chris Meredith**

cmeredith@savills.com  
0117 910 2216  
07870 999 732

**Harry Allen**

HRAllen@savills.com  
0117 910 2356  
07807 999 440

ceg:

**Lawrence Escott**

lawrence.escott@ceg.co.uk  
020 7730 9090  
07557 685 854

Carter Jonas

**Andrew Hardwick**

andrew.hardwick@carterjonas.co.uk  
0117 363 5694  
07771 820 053

**Kate Richardson**

kate.richardson@carterjonas.co.uk  
0117 363 5699  
07342 701 095

**crescentbristol.co.uk**

Temple Back, BS1

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