



ONE  
HUNDRED

—  
VICTORIA STREET BRISTOL



# ONE DESTINATION

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A striking, high profile destination offering 55,000 sq ft of exceptional office space within minutes of Temple Meads station plus a range of bars, restaurants and hotels close by.

# Welcome to ONE HUNDRED

A remarkable building combining outstanding workspace with contemporary finishes – all with sustainability and wellness at the very heart of its design.



# ONE VISION

The creation of an inspiring environment and a sustainable future.  
One Hundred is targeting the following credentials to ensure that vision is met.



2 STAR ★★



OUTSTANDING



EPC A



NET ZERO  
CARBON



ACTIVESCORE  
PLATINUM



WIREScore  
PLATINUM





# ONE OF A KIND

The double height entrance, spacious reception and informal meeting areas provide an enviable first impression. The quality is undiminished throughout the building with outstanding natural light, a high specification and best in class end-of-journey facilities.



CONTEMPORARY DOUBLE HEIGHT GLAZED RECEPTION



BUILDING APP



EXTENSIVE INFORMAL WORKING AREA AT GROUND FLOOR



3 NINE-PERSON PASSENGER LIFTS



NEW ALL ELECTRIC VRF AIR CONDITIONING



EXPOSED SERVICES



NEW LED LIGHTING WITH PIR SENSORS



FULLY ACCESSIBLE RAISED FLOORS



FULL HEIGHT GLAZING



9 EV CAR PARKING SPACES, OF WHICH 2 ARE ACCESSIBLE



125 SECURE BIKE SPACES INCL ELECTRIC CHARGING



EXTENSIVE SHOWER & LOCKER FACILITIES



## ONE HUNDRED LIFESTYLES

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The way we work has changed. One Hundred provides flexibility for collaborative space and individual working, formal meeting and informal breakout areas for connection and community. Outstanding end-of-journey facilities and ready access to Bristol's extensive public transport network ensure that everyone can choose their own lifestyle.

# ONE VIEW

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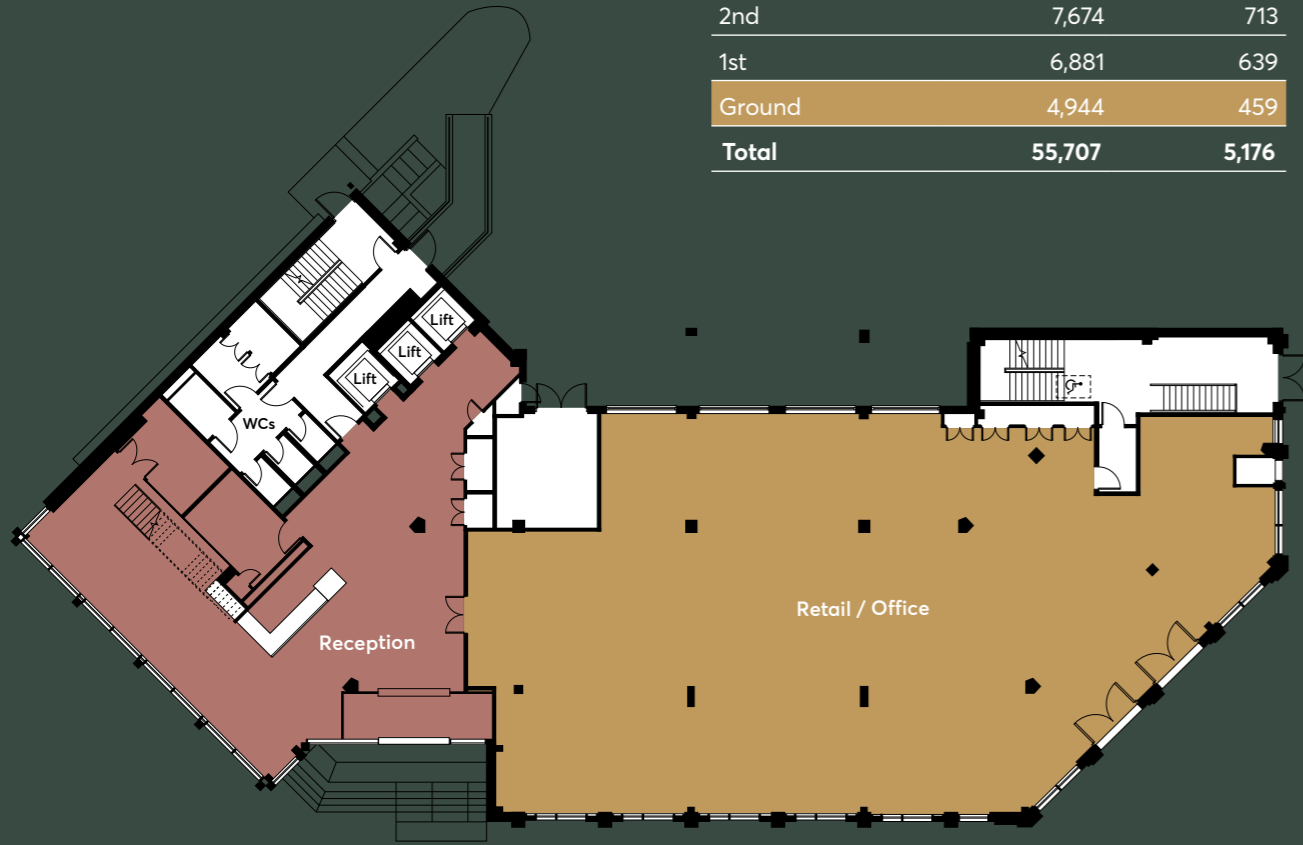
Floor	Area (Sq Ft)	Area (Sq M)
7th	5,586	519
6th	7,637	710
5th	7,637	710
4th	7,674	713
3rd	7,674	713
2nd	7,674	713
1st	6,881	639
Ground	4,944	459
<b>Total</b>	<b>55,707</b>	<b>5,176</b>



### Ground Floor

4,944 sq ft (459 sq m)

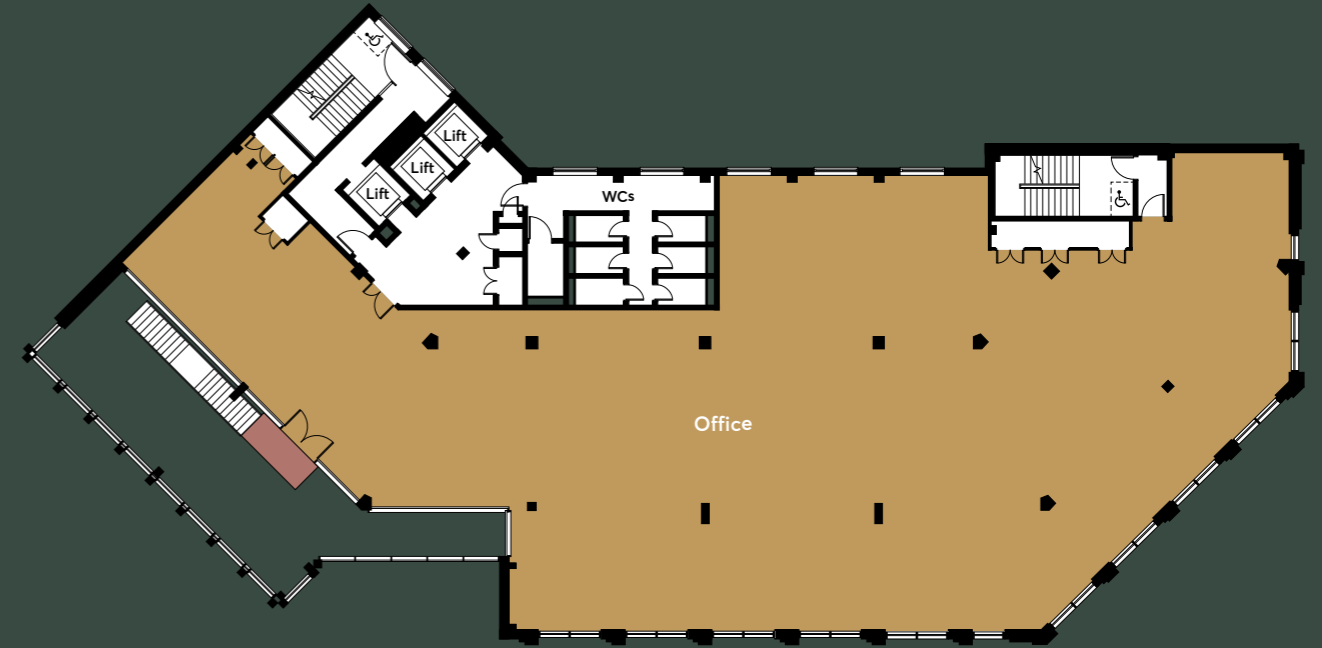
Floor	Area (Sq Ft)	Area (Sq M)
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1st	6,881	639
Ground	4,944	459
<b>Total</b>	<b>55,707</b>	<b>5,176</b>



### First Floor

6,881 sq ft (639 sq m)

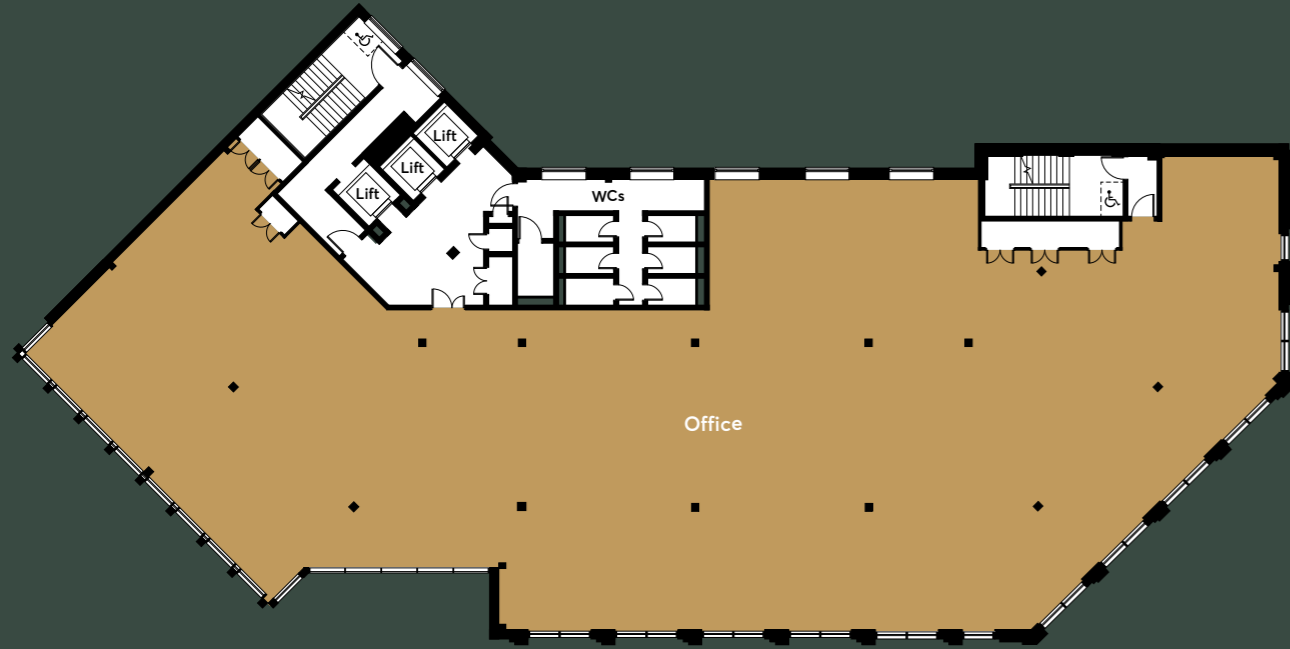
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5th	7,637	710
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1st	6,881	639
Ground	4,944	459
<b>Total</b>	<b>55,707</b>	<b>5,176</b>





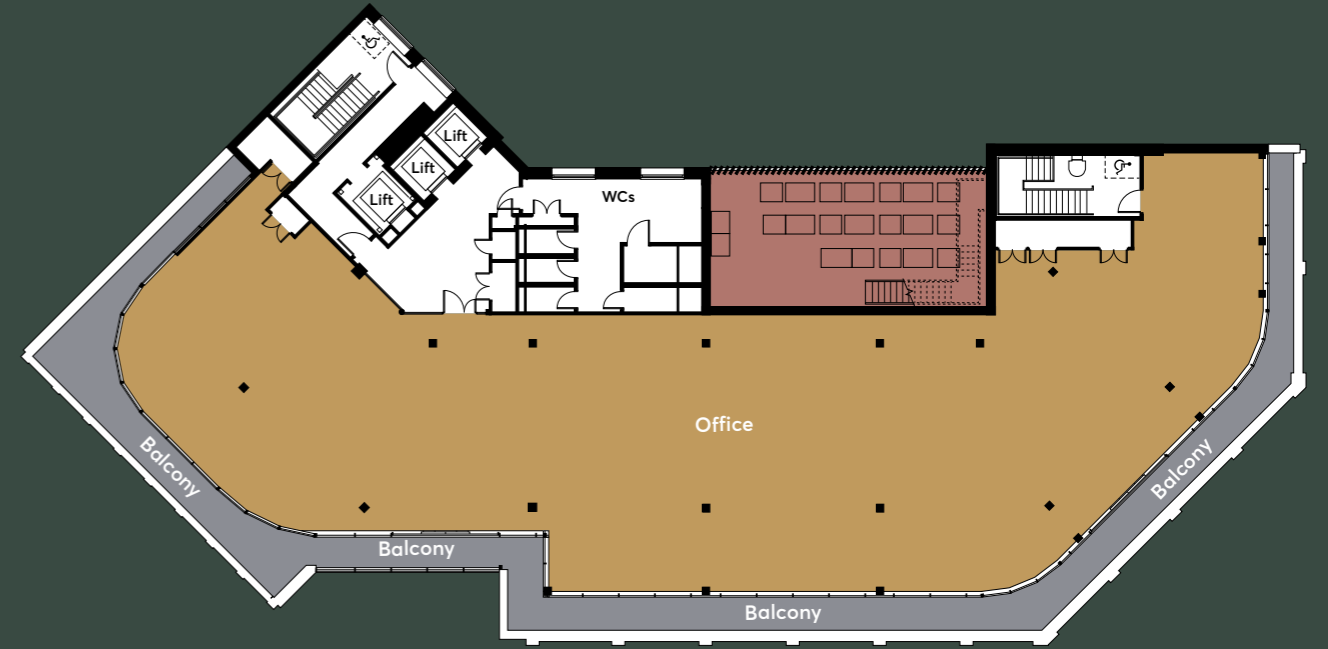
**Second Floor - Fourth Floor**  
7,674 sq ft (713 sq m)

Floor	Area (Sq Ft)	Area (Sq M)
7th	5,586	519
6th	7,637	710
5th	7,637	710
4th	7,674	713
3rd	7,674	713
2nd	7,674	713
1st	6,881	639
Ground	4,944	459
<b>Total</b>	<b>55,707</b>	<b>5,176</b>



**Seventh Floor**  
5,586 sq ft (519 sq m)

Floor	Area (Sq Ft)	Area (Sq M)
7th	5,586	519
6th	7,637	710
5th	7,637	710
4th	7,674	713
3rd	7,674	713
2nd	7,674	713
1st	6,881	639
Ground	4,944	459
<b>Total</b>	<b>55,707</b>	<b>5,176</b>



# ONE SITUATION

One Hundred's central location places it in the heart of the city with a wide array of varied amenities from bars to restaurants, cafes to street food markets, gyms to open spaces and so much more.

## Cafés

- 1 Friska
- 2 Veeno
- 3 Spicer & Cole
- 4 Spoke & Stringer
- 5 Coffee Box
- 6 Woolly Cactus
- 7 Double Puc
- 8 Hart's Bakery

## Bars / Pubs

- 1 Left Handed Giant
- 2 Cornubia
- 3 Ye Shakespeare
- 4 King's Head

## Hotels

- 1 Hilton Garden Inn
- 2 Ibis
- 3 Holiday Inn Express
- 4 Novotel
- 5 Premier Inn
- 6 Leonardo Hotel
- 7 Mercure

## Food Markets

- 1 St Nicholas Food Market
- 2 Temple Quay Food Market
- 3 Finzels Reach Food Market

## Restaurants

- 1 Harbour House
- 2 Riverstation
- 3 Pasture
- 4 Recess

## Fitness

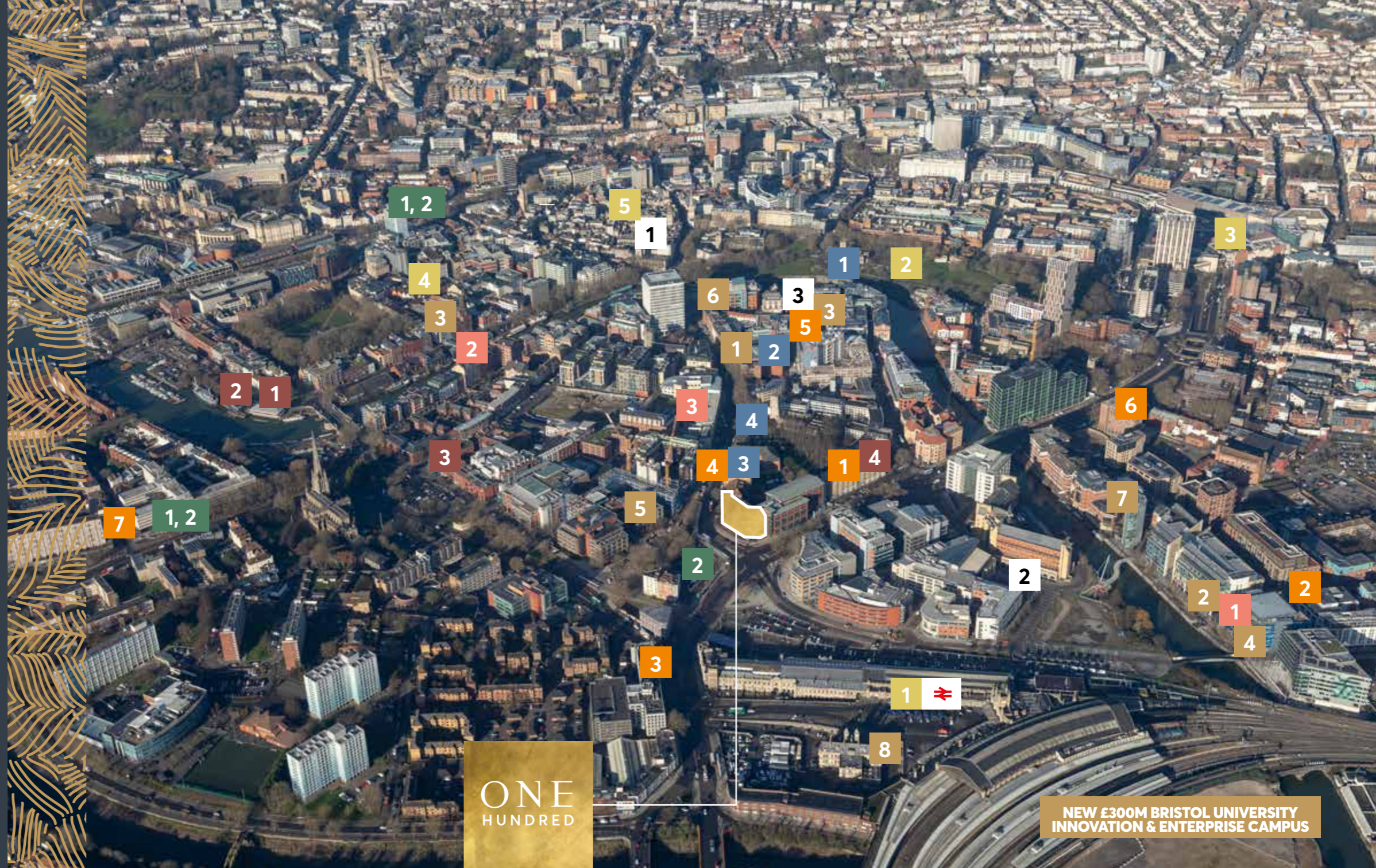
- 1 Stark Fitness
- 2 Workout
- 3 Hyre

## Metrobus Stops

- 1 M1
- 2 M2

## Miscellaneous

- 1 Temple Meads
- 2 Castle Park
- 3 Cabot Circus
- 4 King Street
- 5 Corn Street



ONE HUNDRED

NEW £300M BRISTOL UNIVERSITY INNOVATION & ENTERPRISE CAMPUS



**BS1 6HZ**

# ONE LOCATION WITHIN MINUTES OF BRISTOL TEMPLE MEADS RAILWAY STATION

One Hundred benefits from unrivalled accessibility by train, cycle, bus and car.



<b>Metrobus Stop</b>	<1 min (0.1 mile)
<b>Bristol Temple Meads</b>	4 mins (0.1 mile)
<b>Temple Quay Market</b>	4 mins (0.1 mile)
<b>Finzels Reach Market</b>	6 mins (0.3 miles)
<b>St. Nicholas Market</b>	9 mins (0.4 miles)
<b>Wapping Wharf</b>	16 mins (0.8 miles)
<b>Bristol Harbourside</b>	16 mins (0.8 miles)



<b>M32 Motorway</b>	6 mins (1.6 miles)
<b>M4 Motorway</b>	15 mins (7 miles)
<b>Bristol Airport</b>	19 mins (8.8 miles)
<b>Bath</b>	35 mins (13 miles)
<b>Cheltenham</b>	48 mins (42.6 miles)
<b>Cardiff</b>	54 mins (44 miles)
<b>Reading</b>	1hr 25 mins (77 miles)
<b>Exeter</b>	1hr 36 mins (80 miles)



<b>Bath Spa</b>	11 mins
<b>Swindon</b>	38 mins
<b>Cardiff Central</b>	45 mins
<b>Exeter</b>	59 mins
<b>Reading</b>	1hr 9 mins
<b>Birmingham New Street</b>	1hr 21 mins
<b>London Paddington</b>	1hr 37 mins

**ONE  
HUNDRED**





# ONE CITY

Collaboration, creativity and innovation is at the heart of all activity across Bristol.

We're a place where creative, digital and high-tech meet traditional industry, and we're great at nurturing entrepreneurs – we have the highest survival rate for small and medium sized enterprises in England.

The West of England is a place where highly-skilled people work, ideas flourish and businesses grow.

£320K turnover per worker making Bristol the...



**UK NO 1  
DIGITAL TECH  
PRODUCTIVITY  
POWERHOUSE**

**BRISTOL  
IS THE  
UK'S FIRST  
CYCLING CITY**



**VOTED  
COOLEST CITY**

by Rough Guides UK for first-rate nightlife, thriving creative and tech industries and easy access to the great outdoors.

Bristol is one of the UK's...

**LEADING CITIES  
FOR SUSTAINABLE  
DEVELOPMENT**



**NEW £300M INNOVATION  
& ENTERPRISE CAMPUS**

is being developed by University of Bristol adjacent to Bristol Temple Meads Railway Station.

**GLOBAL  
NO 1 UNIVERSITY  
INCUBATOR**

SETSquared (UBI Global)



# ONE HUNDRED

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# BRISTOL **ONEHUNDRED**.CO.UK

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IN PARTNERSHIP WITH:

**CBRE** Investment Management **V7.**

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