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A new office for Bristol



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ONE  
PORTWALL  
SQUARE

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# A new office

One Portwall Square is a new kind of office designed to meet the needs of today's workforce. It delivers new standards in innovation, post-Covid occupant amenity and office design, combining modern and flexible floorplates with generosity of space and light.

One Portwall Square is designed to create a vibrant and adaptable workplace that sets a new bar for offices in Bristol.

## Location

Less than five minutes' walk from Temple Meads Station, and adjacent to Metrobus, airport express bus and cycleway links, the location is one of the most well-connected in the South West.

## Flexible, smart spaces

An efficient, flexible floorplate can easily accommodate different styles of occupation. Simple layouts and minimal ceiling mounted services mean spaces are adaptable to evolving customer requirements. No suspended ceilings to rip out and replace. Fewer moving parts. Easier to move in, simpler to move out.

## Wellness

We know what makes people feel comfortable in their environment. A new landscaped square to the south. External terraces on every floor. Windows that open and put people in control. A better ventilation and mixed-mode system that uses only fresh air. High ceilings. Outstanding changing and cycle facilities. A primary stair open to the reception. All informed design choices that add up to a building that just feels good.

## Sustainability and energy

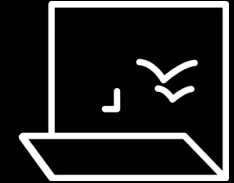
High performance glazing and insulation and concrete core cooling work together to bring expected energy use well below a comparable new building, while rooftop solar panels supply free electricity to the common areas and lifts. Heating and hot water will be by the District Heating Network, providing cheaper and lower carbon than gas boilers. The building will be EPC A.



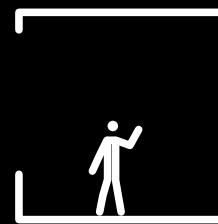
A new place for Bristol  
A new landscaped square



A new way of servicing  
Concrete core cooling



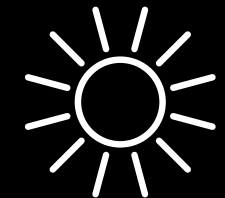
A new way of servicing  
Opening windows



A new way of servicing  
3.65m ceiling height



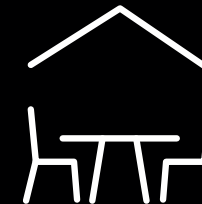
A new way of servicing  
Smart energy use



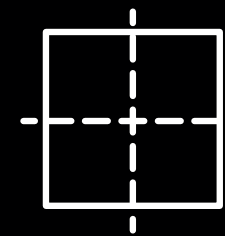
A new standard in wellness  
Volume and light



A new standard in wellness  
Outstanding cycle facilities



A new standard in wellness  
A large terrace on every floor



A new modern classic  
Flexible floorplates

# A new place

Less than five minutes walk from Temple Meads Station the building is in the heart of Bristol's commercial district with easy access to a vibrant and interesting range of leisure and lifestyle amenities.

"Where to Watch: Temple Quarter. The focus of the city's commercial world has shifted southeast. On one side of Brunel's Temple Meads railway station new office blocks house lawyers and accountants. On the other, development has begun on the Temple Quarter enterprise campus." *The Times*

"Frankly, there's nowhere better than Bristol for an unpretentious and delicious dining experience." *Time Out*

"Lucky Bristol is full of great little places to eat." *Jay Rayner, The Guardian*

"The UK's only European green capital winner thrums with activity: there's organic and vegan eating, naturally, plus alternative shopping, great community spirit and even a bear wood." *The Guardian*

"Bristol. Beautiful? Not in a standardised, identikit way. It's too varied for that. But it's handsome, and certainly a lot of people want to live there – it's growing at a faster rate than many other British cities." *The Architect's Journal*

## Places of interest

- 1 Bristol Temple Meads
- 2 St Mary Redcliffe Church
- 3 Harbourside
- 4 Channel 4 Bristol

## Food and drink

- 5 St. Nicholas Market
- 6 Hart's Bakery
- 7 Society Café
- 8 Spicer + Cole
- 9 Friska
- 10 Left Handed Giant
- 11 Mud Dock Cycleworks & Café

## Leisure and fitness

- 12 Yurt Lush
- 13 Pasture
- 14 Pasta Ripiena
- 15 Adelina Yard
- 16 Cargo
- 17 Marmo
- 18 Casamia, Pi Shop & Paco Tapas
- 19 The Spin Bar

- 20 Arnolfini
- 21 Watershed
- 22 Wild Wolf's Yoga
- 23 Workout Harbourside
- 24 Flashpoint Bristol
- 25 Pot Stop
- 26 Bristol Old Vic
- 27 Pure Yoga

## Hotels

- 28 Bristol Harbour Hotel and Spa
- 29 Brooks Guest House
- 30 The Bristol Hotel
- 31 Mercure Bristol Brigstow Hotel
- 32 Double Tree Hilton Hotel
- 33 Novotel Bristol Centre Hotel

## Major developments

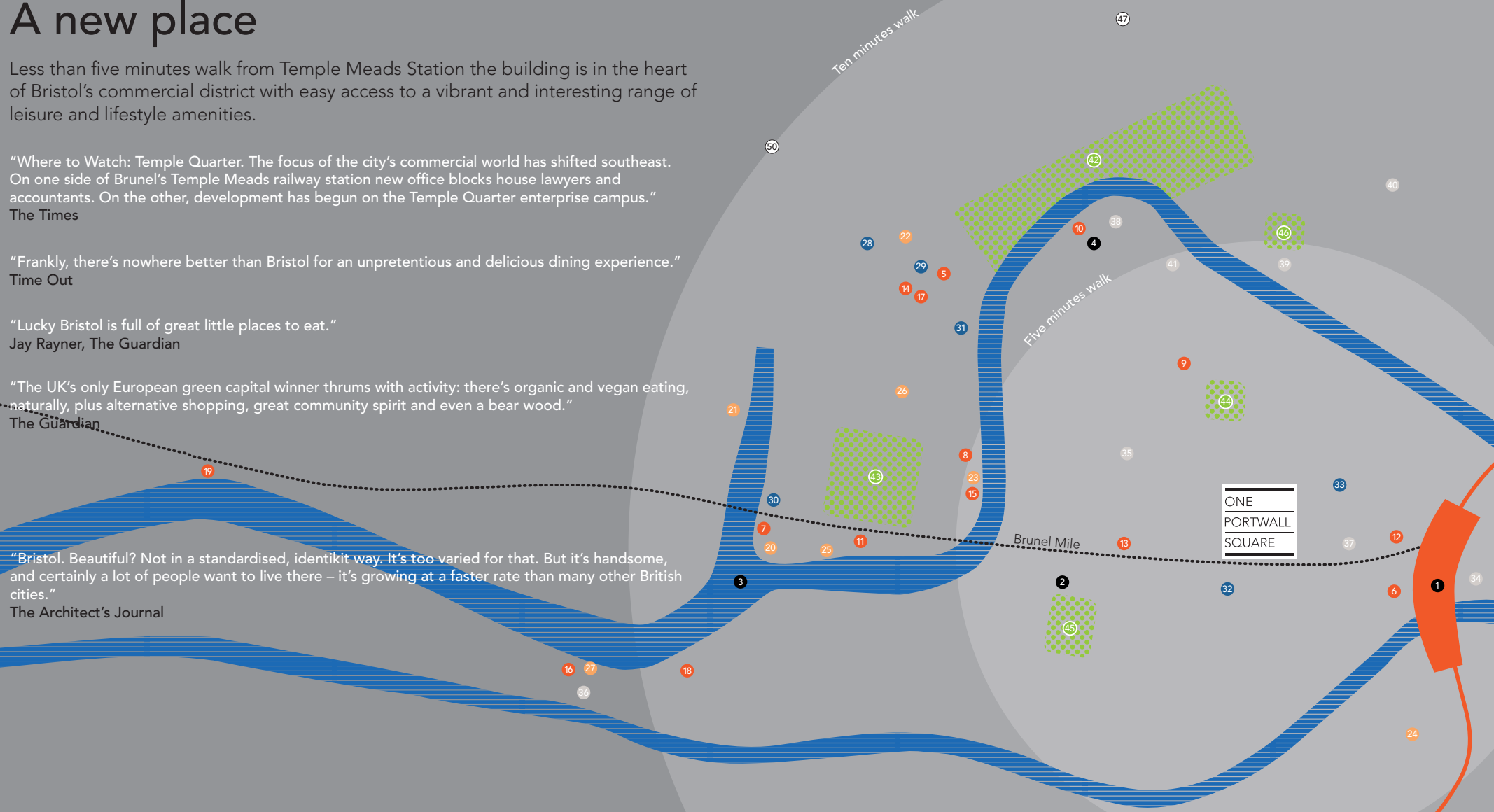
- 34 Temple Quarter Enterprise Campus
- 35 Temple Square
- 36 Wapping Wharf
- 37 Redcliff Quarter
- 38 Finzels Reach
- 39 Assembly
- 40 Soapworks
- 41 Halo

## Green spaces

- 42 Castle Park
- 43 Queen Square
- 44 Temple Gardens
- 45 St Mary Redcliffe Churchyard
- 46 St Philips Churchyard

## Nearby districts

- 47 Cabot Circus and Stokes Croft
- 48 Old Market and Easton
- 49 Totterdown
- 50 University and Clifton





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# A new modern classic

In the heart of Bristol's prime commercial district, AHMM have designed One Portwall Square, combining contemporary architecture with a stripped back approach, to deliver a new office for a modern generation of tenants.





# Design standards



BCO Guide 2014



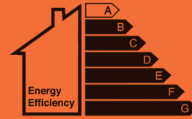
BREEAM Excellent



Wired Score Platinum



Active Score Platinum



EPC A

Area schedule

Office area sq.ft.

Terrace area sq.ft.

Level 5

Pre-let

Pre-let

Level 4

Pre-let

Pre-let

Level 3

6,296

285

Level 2

6,296

285

Level 1

Pre-let

Pre-let

Ground

Pre-let

Pre-let





# A smart approach to heating and cooling

Designed by Arup, One Portwall Square uses a simple yet innovative mixed-mode system proven in commercial office buildings elsewhere but understood to be the first in the Bristol market.

## Concrete core cooling

Chilled water pipes are embedded in the concrete floor slabs. Like underfloor heating, they circulate cool water through the slab using the thermal properties of concrete to allow heat to be absorbed by the structure.

## Controlling your environment

Perimeter trench units provide winter heating and summer cooling. Summer boost cooling is operable by button for greater user control.

## Generous volumes

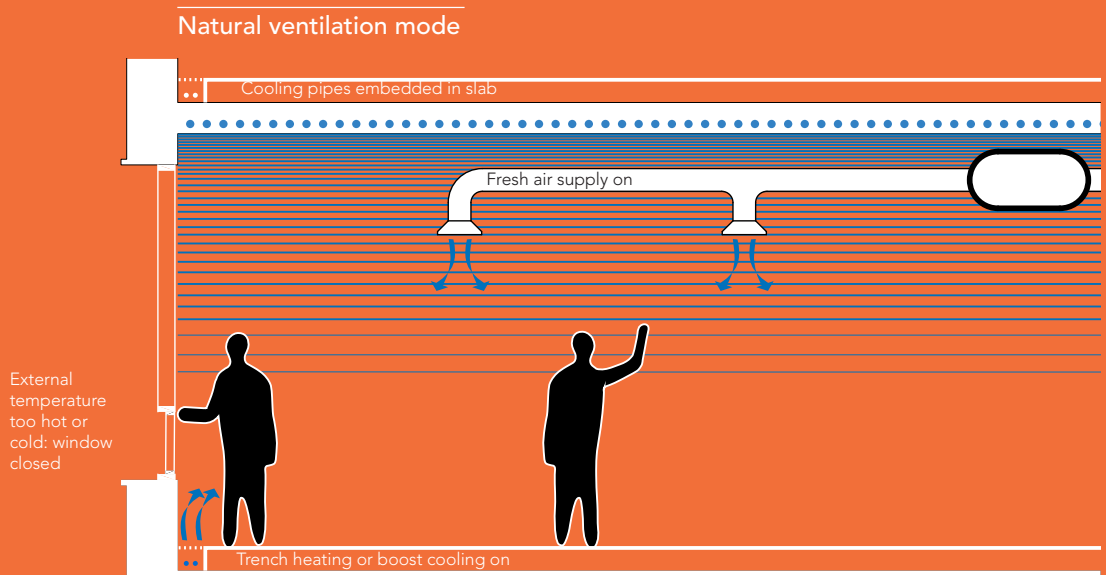
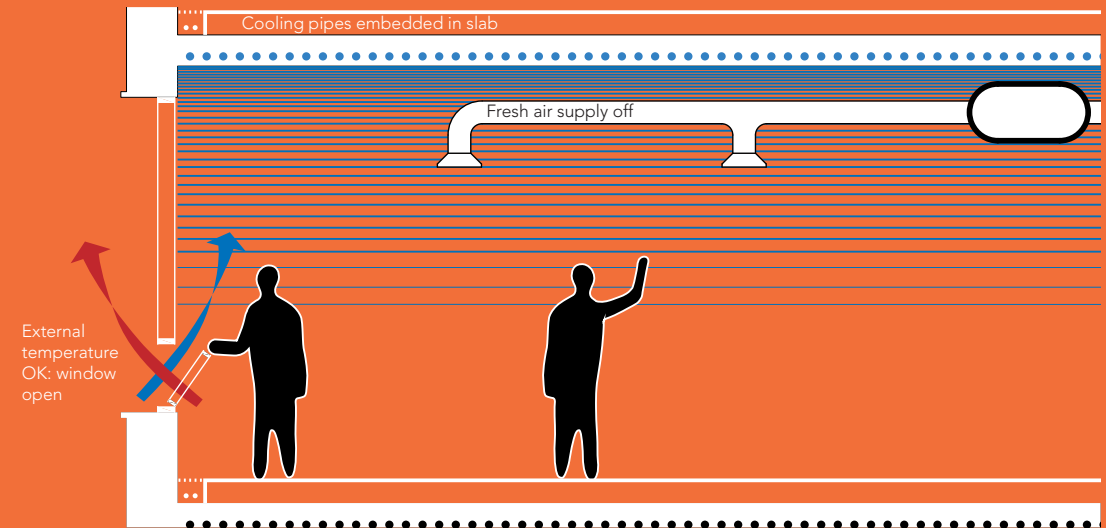
The 3.65m floor to ceiling heights deliver more than just large volumes of space. By increasing the air zone above people's heads, hot stale air generated at desk level rises naturally to the concrete slab where it is cooled passively.

## Opening windows

Manually operated windows enable occupiers to obtain fresh air and a simple traffic light system lets users know when external conditions are right to do so. A green light means mild weather so windows can be opened and the building can be run in free flow. A red light means it is too hot or cold outside, so windows should stay closed and the building will run in mechanical mode.

## The benefits

- Quiet simple system with no fan-coil units overhead
- Fresh air, passive cooling
- No recycled air
- Lower energy, more sustainable
- Enhanced user control
- Cleaner, leaner, greener



## Mixed-mode heating and cooling





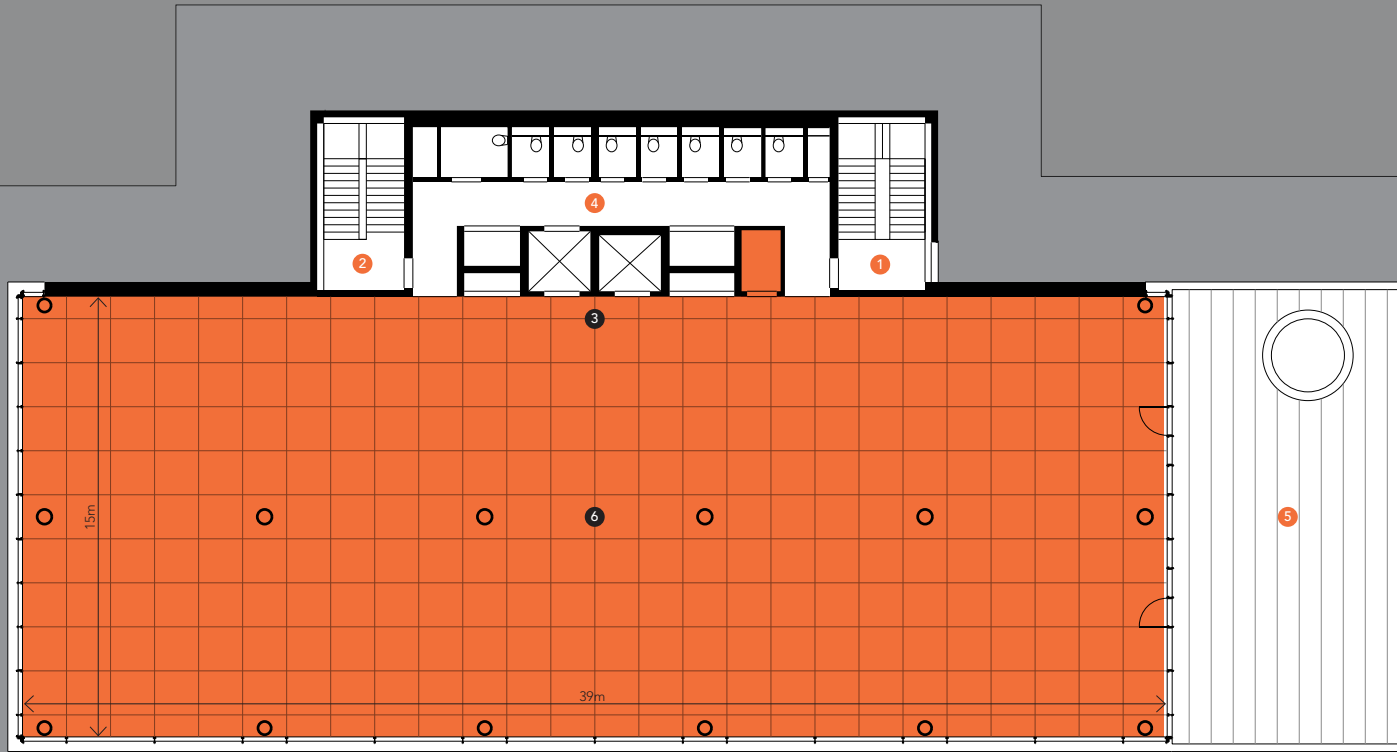
# Ground floor (pre-let)



**Key**

- 1 Portwall Square
- 2 Entrance
- 3 Reception
- 4 Lobby
- 5 Cycle store
- 6 Car park
- 7 Showers and changing
- 8 WCs
- 9 South stair open to reception
- 10 Office
- 11 Public art cycle gate
- 12 Secure cycle storage entrance
- 13 Public art

Portwall Lane

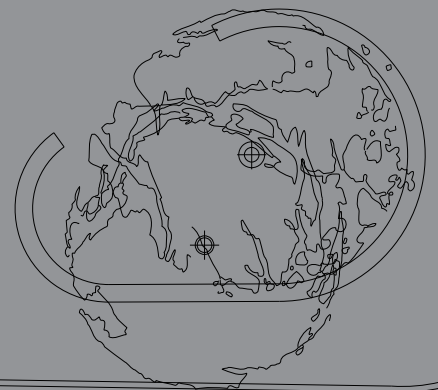
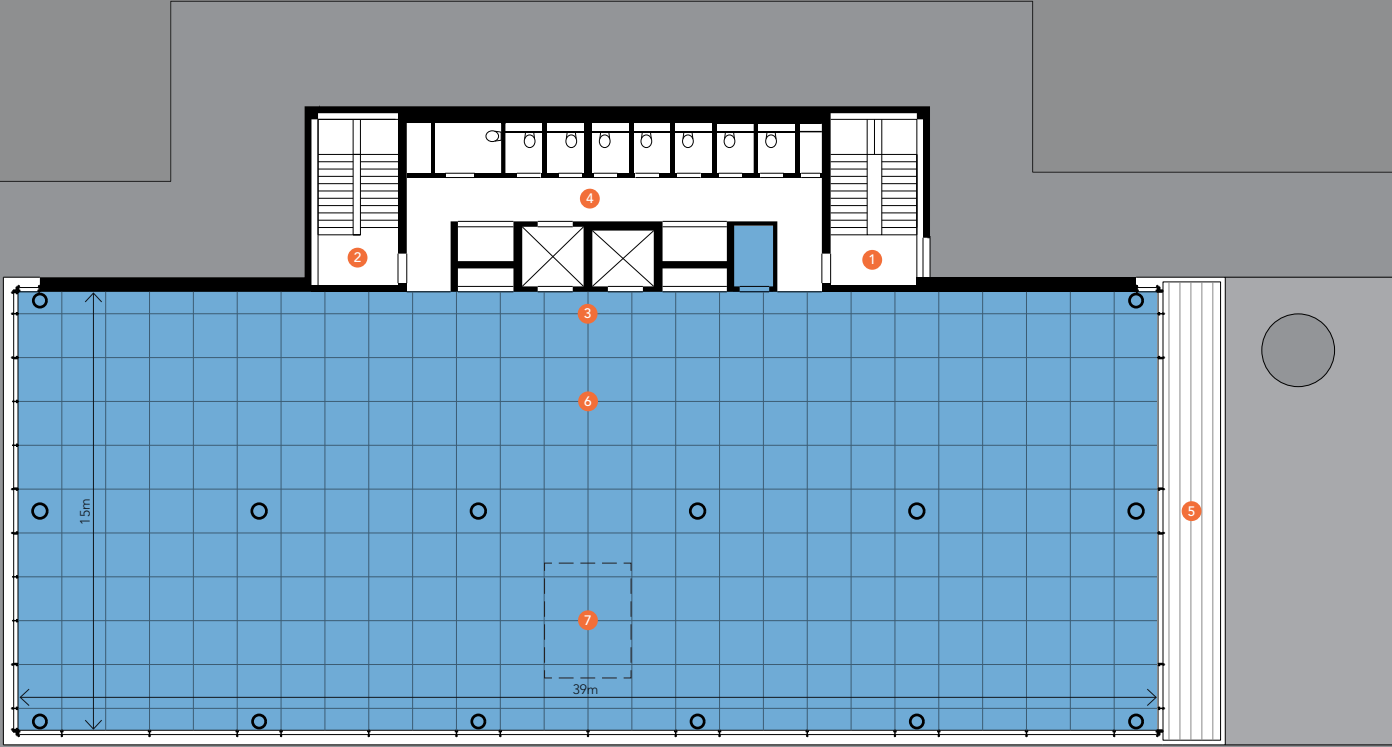


Key

- 1 South stair
- 2 North stair
- 3 Lifts open directly onto flooplate
- 4 WCs
- 5 Terrace
- 6 Office

# First floor (pre-let)





# Floors 2 - 3



**Key**

- 1 South stair
- 2 North stair
- 3 Lifts open directly onto flooplate
- 4 WCs
- 5 Terrace
- 6 Office
- 7 Soft spot for communication stair





Reception







Lift lobby





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Typical floor



# Specifications

## Standards

BCO 2014  
BREEAM 2018 Excellent  
EPC A  
WiredScore Platinum  
Active Score Platinum

Occupancy density 1:8

## Structure and building fabric

As-struck exposed in-situ concrete frame and slab construction

## Parking and access

7 car spaces of which 1 is wheelchair accessible.  
1 electric vehicle charging point.  
62 cycle spaces in a secure parking store on the ground floor.  
4 visitor cycle spaces in Portwall Square  
62 lockers adjacent to the cycle store.

## WCs and showers

### Typical floor

7 unisex superloo rooms within the core.  
1 additional wheelchair accessible unisex WC.  
Cleaner's store.

### Ground floor

4 unisex superloo rooms within the core.  
1 additional wheelchair accessible unisex WC.  
6 shower and changing rooms.  
Cleaner's store.

## Floors and ceilings

Floor to ceiling height (typical floors) 3650 mm  
(ground floor) 3850 mm  
1500mm planning grid  
200mm gross raised access floor (typical floors),  
300mm gross (ground floor offices).

## Terraces and external space

All floors are provided with a south-facing private terrace overlooking the Square.  
The external terraces are designed to provide solar shading to the office spaces.  
A new address for Bristol (Portwall Square) with the addition of a Pocket Square at front of the building facing onto Portwall Lane.

## Heating and cooling

Concrete core cooling, a superior system proven elsewhere but a first in the Bristol market. Significant energy-in-use reduction is anticipated.

## Ventilation

Mixed-mode. When external conditions permit, building occupiers can manually open windows. The building can also be run in fully mechanical mode.

## District heating

Connection to the Bristol Heat Network reduces energy costs and carbon emissions.

## Electrical services

Office areas lighting 350 Lux with daylight dimming.  
At least 54% of regularly occupied space meeting Daylight Autonomy Standards.  
LED external feature lighting provided.  
Building management system (BMS)  
Photovoltaic array on the roof that will reduce the building's carbon footprint and reduce energy costs.

## Telecoms and data

WiredScore Platinum.  
Choice of fibre providers and standard BT telecoms connections.

## Reception

Large reception area with bespoke reception desk, attended on weekdays.  
Ancillary facilities for reception staff.  
Containment for future turnstiles if required.

## Vertical circulation

Two 13-person lifts, one of which is a firefighting lift.  
A main staircase situated on the edge of the plan, open to the reception, with opening windows allowing light into the shaft.  
A secondary staircase providing access to all floors.



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## The Team

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### NORD

Nord is an independent development and development management company whose rigorous attention to detail targets high standards of design and construction quality. We look for smart design solutions to make great places for people to enjoy.

It was established by leading industry professionals to create new developments that reflect the experience of delivering some of London and the UK's best commercial and residential buildings in the last 30 years.

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### ALLFORD HALL MONAGHAN MORRIS

At Allford Hall Monaghan Morris we make buildings that are satisfying to use and beautiful to look at; an architecture that is defined by the experience of users who should be able to understand and use each building with ease and enjoyment.

We have spent 30 years taking a fresh look at the office, one of the most common yet least explored building types.

Our work has been recognised with many awards including in 2015 the RIBA Stirling Prize, the UK's highest architectural accolade.

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### SKANSKA

Main Contractor

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### ARUP

MEP Engineering

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### elliottwood

Structural Engineering

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### GT GARDINER & THEOBALD

Cost & Project Management

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ONE

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PORTWALL

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SQUARE

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[oneportwallsquare.com](http://oneportwallsquare.com)

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