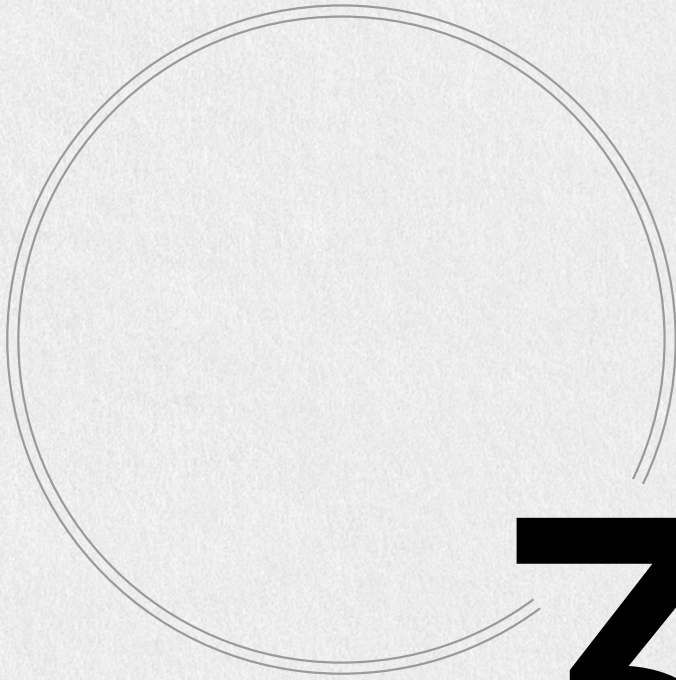
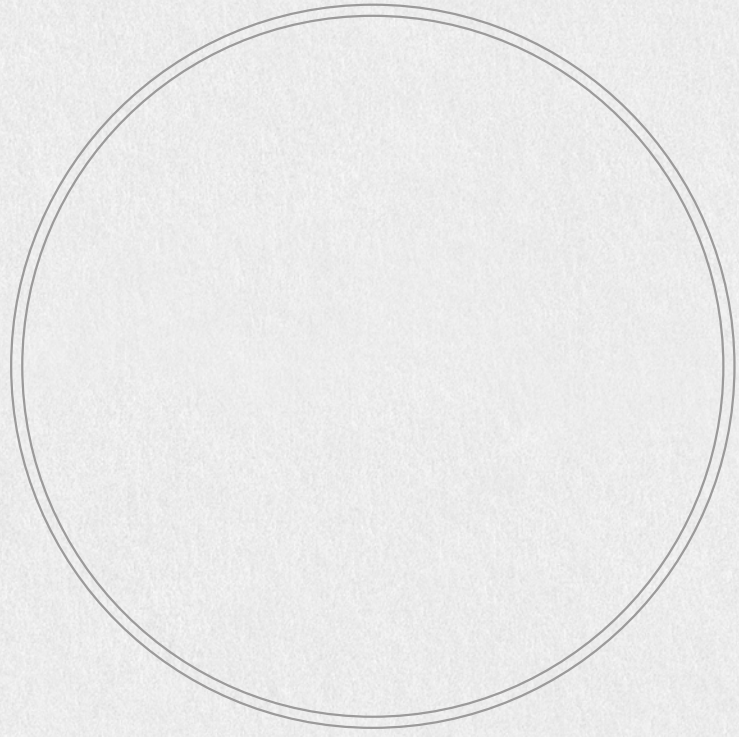


2,377 - 43,859 sq ft



# 360

BRISTOL

# The grand circle.

360 Bristol is an 8 storey office building with stunning full height atrium, prominently positioned in the heart of Bristol. Retail and leisure amenities are on the doorstep with Cabot Circus and Broadmead less than a 5 minute walk. 360 is also on the fringe of Stokes Croft with its trendy coffee shops, bars and restaurants and nightlife.



360 has undergone a substantial refurbishment to provide exciting open plan office space and excellent on site amenities.

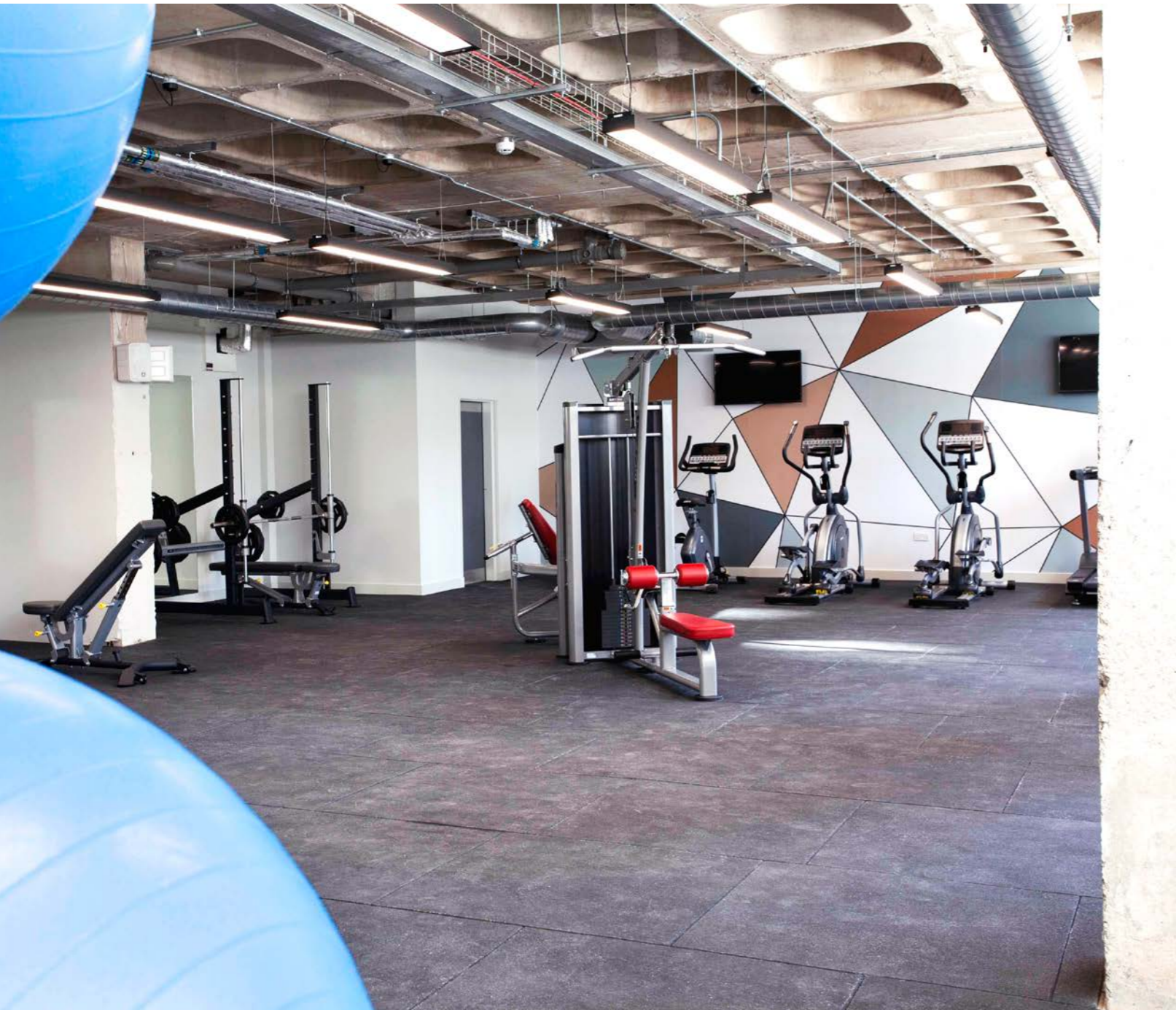







# The full circle.

The building benefits from a café/business lounge, exceptional internet connectivity, direct cycle in access, fully serviced gym, showers, changing & drying facilities.



WiredScore rated



Café/business lounge



Exposed services finish



Cycle storage



74 spaces

Air conditioning



Fully serviced gym



Showers




Lockers



Drying room



Direct bicycle access



High speed broadband



- Backbone Connect**
- Ultra High Speed internet, with up to 10GB capacity.
  - Resilient Cat 6 Cabling pre installed to all vacant floors.
  - Wi-Fi installed and managed throughout the Gym, Bike Store, Reception and Business Lounge.





### Second floor high density fit out

- 1:6m<sup>2</sup> office density
- Open plan office - 186 desks
- 1x reception / holding area
- 1x visitor refreshment area
- 1x kitchen breakout space
- 1x teapoint
- 2 x 6 person meeting room
- 1x 8 person meeting room
- 1x comms room
- 3 x printer areas
- 6 x meeting / collaborative working areas
- 5 x hotdesks
- 1x innovation / training rooms



### Sixth floor low density fit out

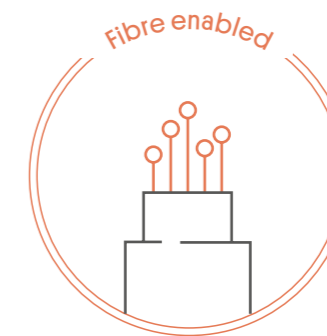
- 1:10m<sup>2</sup> office density
- Open plan office - 118 desks
- 1x reception / holding Area
- 1x visitor refreshment area
- 1x kitchen breakout space
- 1x teapoint
- 1x 4 person meeting room
- 2 x 6 person meeting room
- 1x 28 person conference / training room
- 1x comms room
- 3 x printer areas
- 11 x meeting / collaborative working areas
- 3 x meeting pods
- 16 x hotdesks





# Plug + Play.

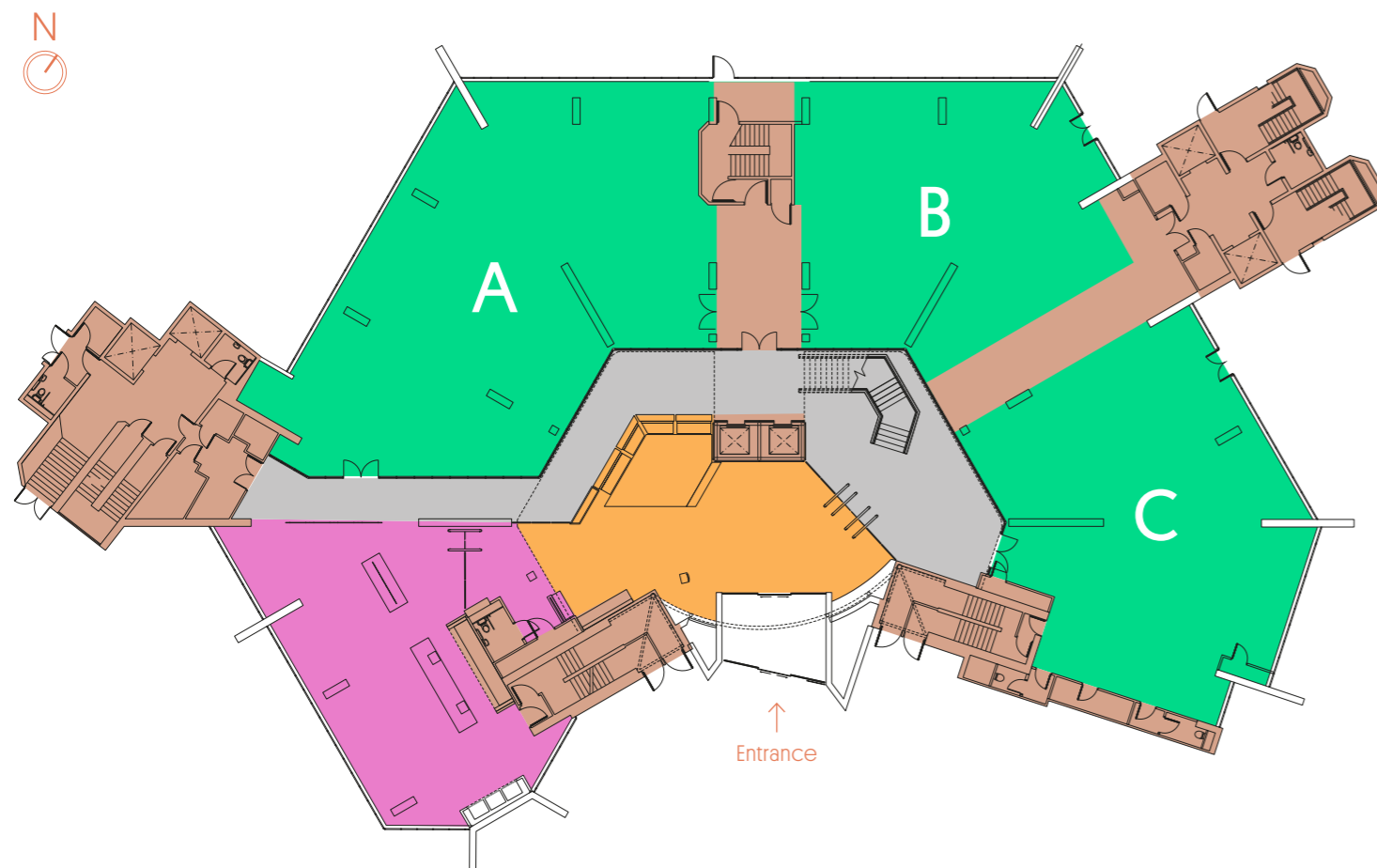
Offering options for both plug & play and CAT A office space – 360 Bristol is perfect for businesses looking for choice.



# The inner circle.

360 is 107,000 sq ft in total. Of this 43,859 sq ft has been transformed to offer light bright open plan floor plates. The newly refurbished accommodation is available as a whole or on a floor by floor or wing by wing basis.

Ground: 8,675 sq ft (806 sq m)



### Ground Floor suites

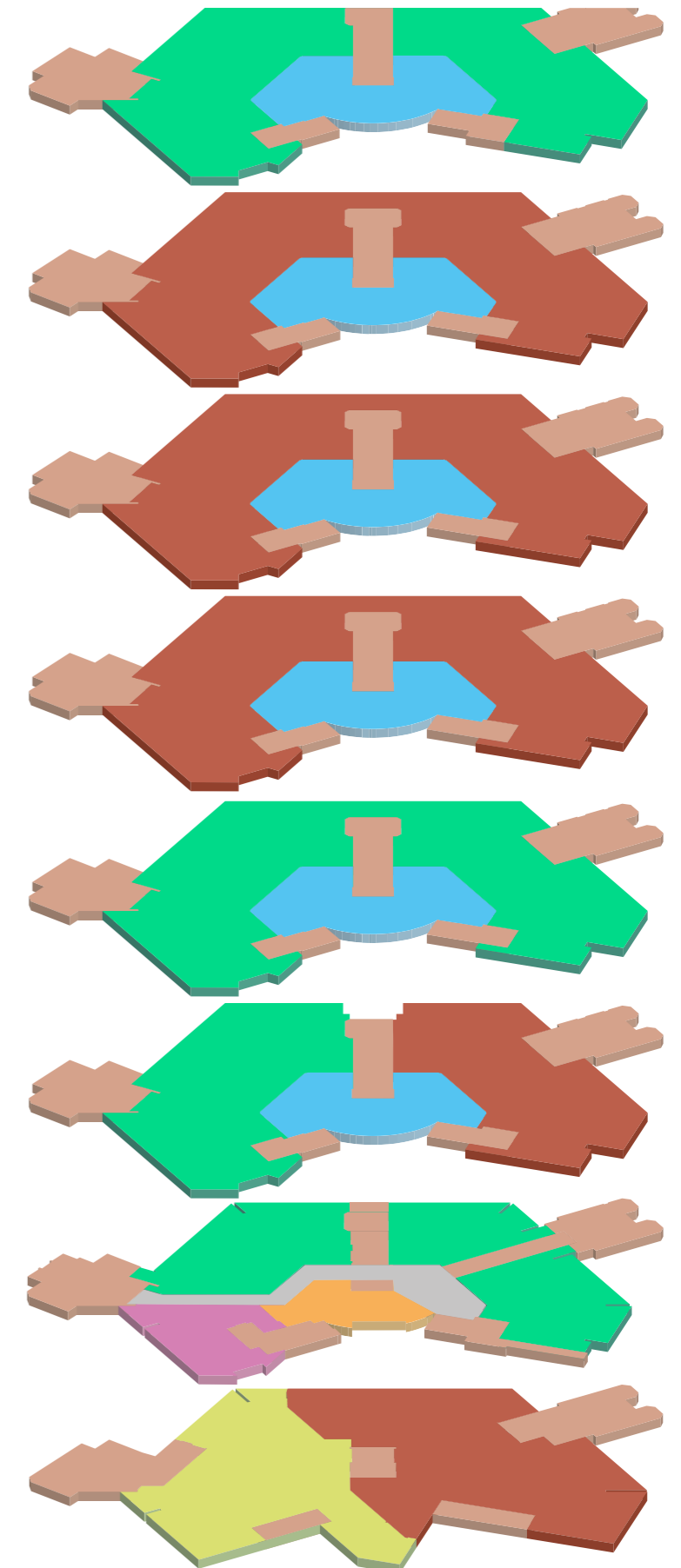
A	3,707 sq ft	344.4 sq m
B	2,377 sq ft	220.8 sq m
C	2,591 sq ft	240.7 sq m

### Key

Available space	Bike store, gym, m/f showers
Let space	Core
Reception, café/collaboration space	Atrium
Café/break out space	Circulation

Floor plans not to scale, for identification purposes only

Sixth	13,779 sq ft	1,280 sq m
Fifth	LET	
Fourth	LET	
Third	LET	
Second	13,688 sq ft	1,272 sq m
First	7,717 sq ft	717 sq m
Ground	8,675 sq ft	806 sq m
Lower Ground	Gym / LET	
<b>Total</b>	<b>43,859 sq ft</b>	<b>4,075 sq m</b>



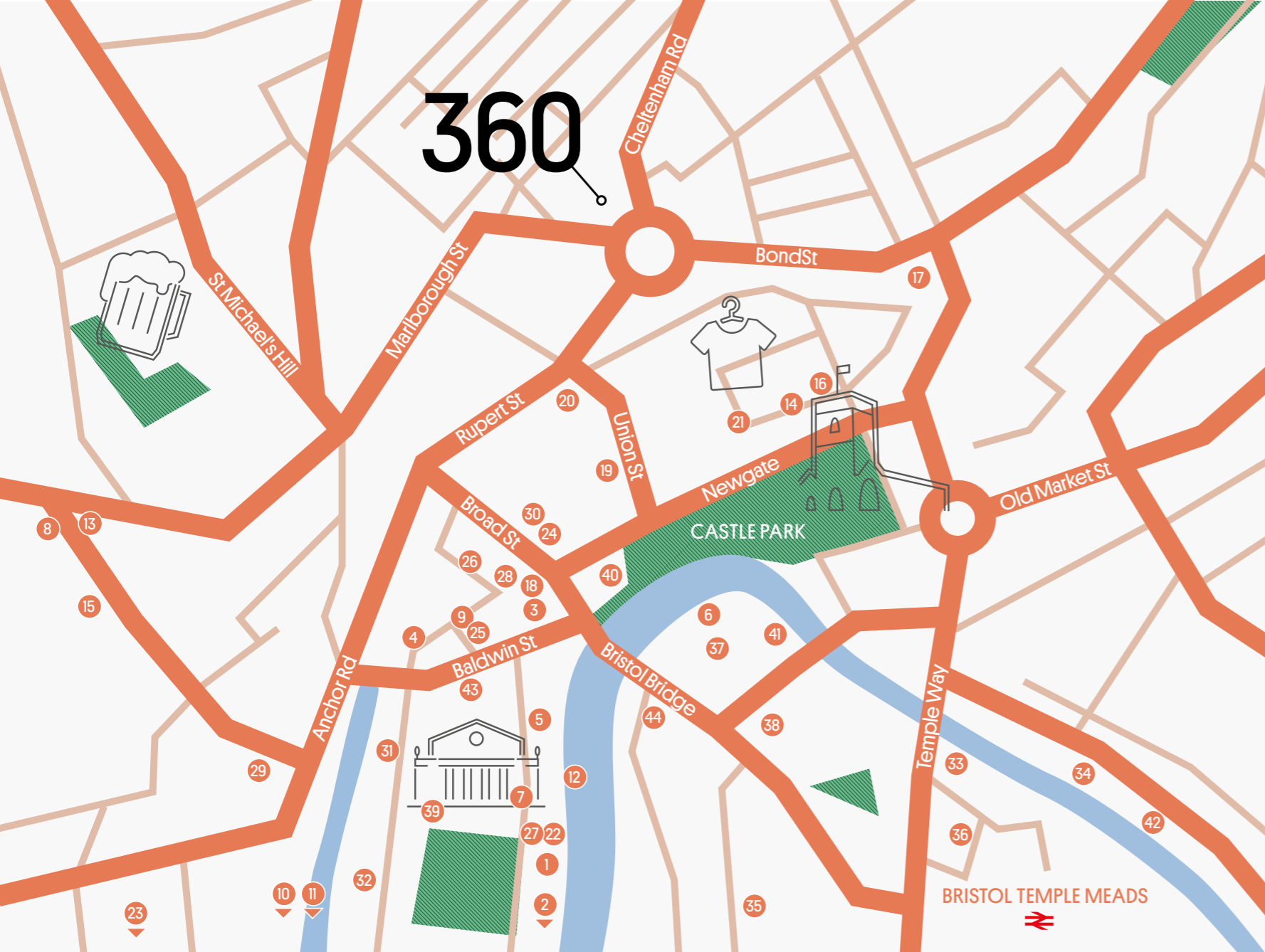
Floor areas provided from architect plans measured on a net internal area basis



# Move in the right circles.

360 has fantastic access to shopping, eating, drinking and relaxing options all within a short walk. The central bus station is on the opposite side of the road to 360 and Bristol Temple Meads train station is within a 20 minute walk through the vibrant shopping centre of the city.





# Circle around.



### Bars + Restaurants

- 01 Adelina Yard
- 02 Casamia
- 03 Chomp
- 04 Franco Manca
- 05 King Street Brew House
- 06 Left Handed Giant
- 07 Loch Fyne
- 08 Pinkmans Bakery
- 09 Pata Negra
- 10 Root
- 11 Tare
- 12 The Apple

### Retail

- 13 Ace & Tate
- 14 Apple
- 15 Cooshti
- 16 Harvey Nichols
- 17 Whistles

### Fitness

- 18 Cityzen Bikram & Hot Yoga
- 19 Fitness4Less
- 20 PureGym
- 21 The Gym
- 22 Workout Harbourside

### Coffee

- 23 Friska
- 24 Full Court Press
- 25 Playground Coffee House
- 26 Small Street Espresso
- 27 Spicer+Cole

### Hotels

- 28 Bristol Harbour Hotel
- 29 Marriott Royal
- 30 Mercure Bristol Grand
- 31 Radisson Blu
- 32 The Bristol Hotel

### Local occupiers

- 33 Womble Bond Dickinson
- 34 Burges Salmon
- 35 DAC Beachcroft
- 36 Deloitte
- 37 EDF
- 38 EY
- 39 KPMG
- 40 Lloyds Banking Group
- 41 NFU Mutual
- 42 PWC
- 43 RBS
- 44 TLT LLP

1h 7m super fast train journey time to London

15 mins by road to M4/M5 interchange

8 miles from Bristol International Airport

20 mins walk to the station

16 ferry boats stops throughout the city

90+ trains a day

1,000+ Voi Scooters available to hire in city centre

## Terms

The accommodation is available as a whole or in part by way of new leases direct from the landlord.

360Bristol.co.uk



### Andy Smith

andy.smith@knightfrank.com  
+44 [0]117 917 4537

### Martin Booth

martin.booth@knightfrank.com  
+44 [0]117 917 4990



### Simon Price

sprice@alderking.com  
+44 [0]117 317 1084

### Tom Dugay

tdugay@alderking.com  
+44 [0]117 317 1094

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