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# 3 Rivergate

Temple Quay, Bristol

75,000 sq ft. of contemporary office  
space, coming Q3 2024

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# Welcome to 3 Rivergate

A remodelled building totalling 75,000 sq ft designed to the highest specification and with sustainability at its heart. Large flexible floor plates, unrivalled facilities, curated fittings and superior finishes create a statement workplace focused on wellbeing.

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REFINED

DESIGN

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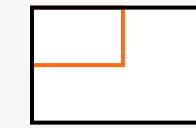
A brilliantly reimagined  
workplace of high specification

+ DETAIL

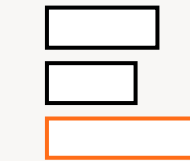
# Industry-leading specification

Designed to the highest quality with exceptional attention to detail, the newly enhanced building offers large and flexible floorplates and best-in-class facilities, to create a thoroughly impressive workplace.

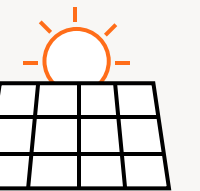
Large and flexible floorplates of up to 11,279 sq ft



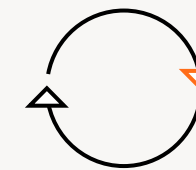
Striking new arrival experience



Sustainable refurbishment with new roof and solar panelling



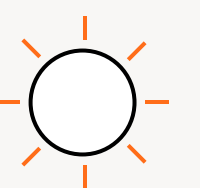
Impressive green credentials



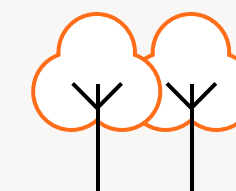
Large reception with meeting room and collaboration area



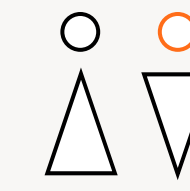
2 private terraces



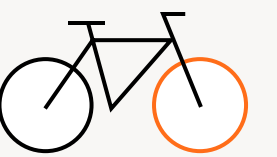
Communal open spaces and green landscaping



High-spec end-of-journey facilities



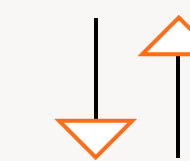
142 cycle spaces and generous car parking



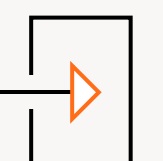
Prime location (two mins from Temple Meads station)



4 x 13-person passenger lifts to all floors



Secure entrance through reception speed gates



Reception and lounge with communal meeting room and collaboration areas

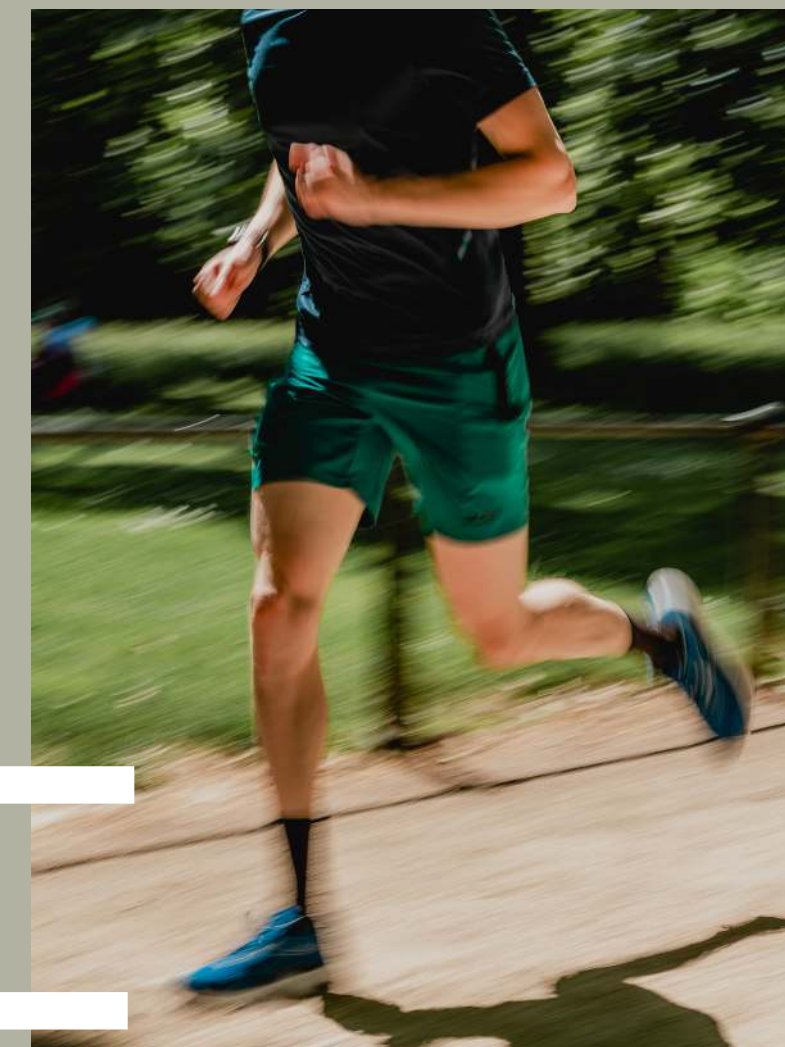




Large and flexible floor plates finished to a high specification

PLACE

02



PLACE

+ OPEN



SPACE

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A pocket of tranquillity  
in Bristol's vibrant heart.

# Beyond the office

Surrounded by open spaces and a landscaped outdoor realm, 3 Rivergate offers a peaceful and positive experience both in and out of the office.





LOCAL AREA



Cabot Circus

10 mins 🚶



Temple Quay food market

1 mins 🚶



Castle Park

8 mins 🚶



Small Goods

4 mins 🚶



Spicer and Cole

6 mins 🚶

**LOCAL AREA**

**Eat / Drink**

- 01 Starbucks
- 02 Veen0
- 03 Small Goods
- 04 Double Puc
- 05 Philpotts
- 06 Marco's Olive Branch
- 07 Pret A Manger
- 08 Baristas Coffee Collective
- 09 Spicer & Cole
- 10 Bocabar
- 11 Left Handed Giant Brewpub
- 12 The Wellhead
- 13 Le Vignoble
- 14 BrewDog

**Lifestyle**

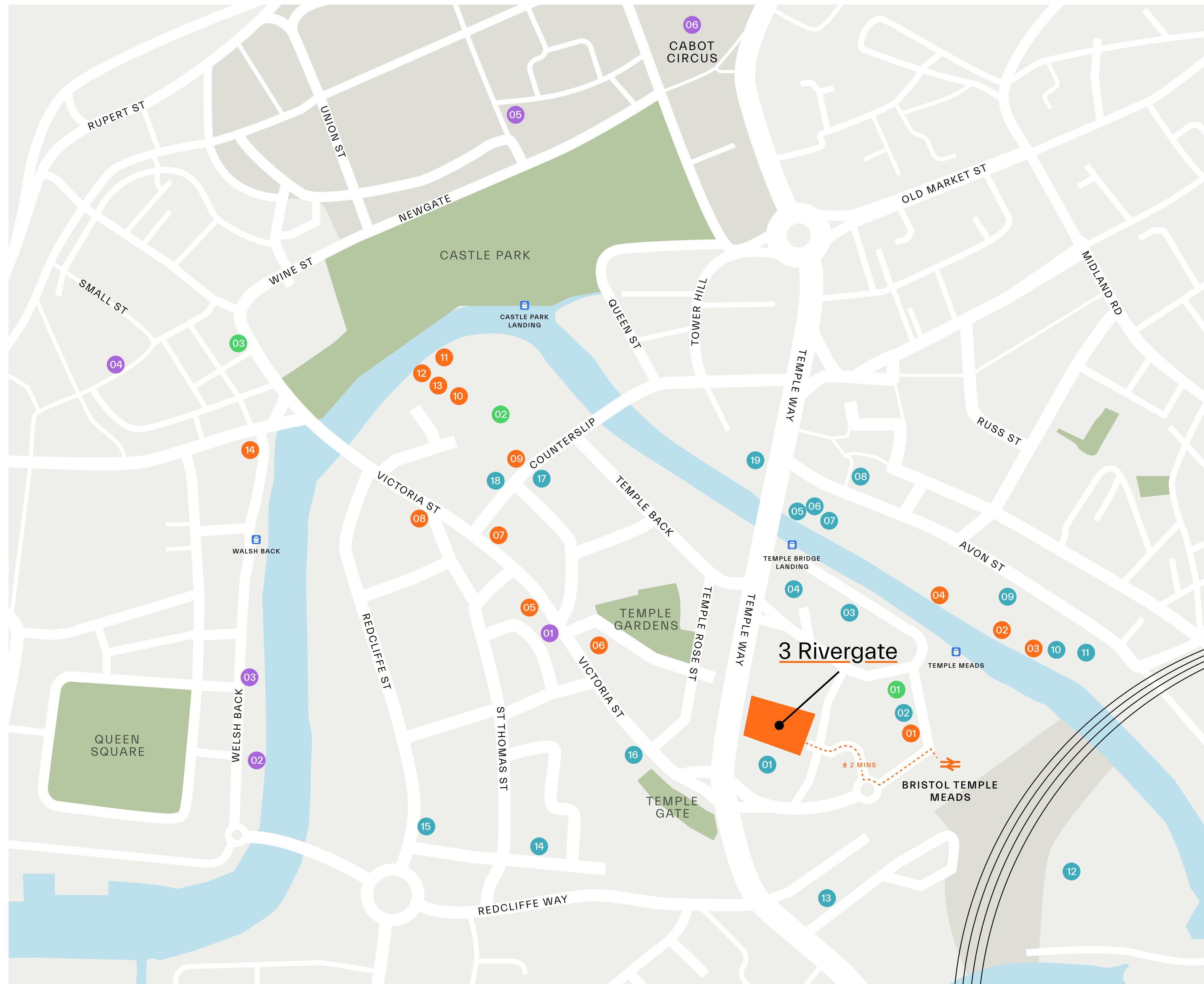
- 01 Hyre
- 02 BoxHall (Coming 2023)
- 03 Workout
- 04 Flight Club
- 05 The Gym Group
- 06 Cabot Circus shopping

**Food markets**

- 01 Temple Quay Food Market
- 02 Finzels Reach Street
- 03 St Nicholas Food Market

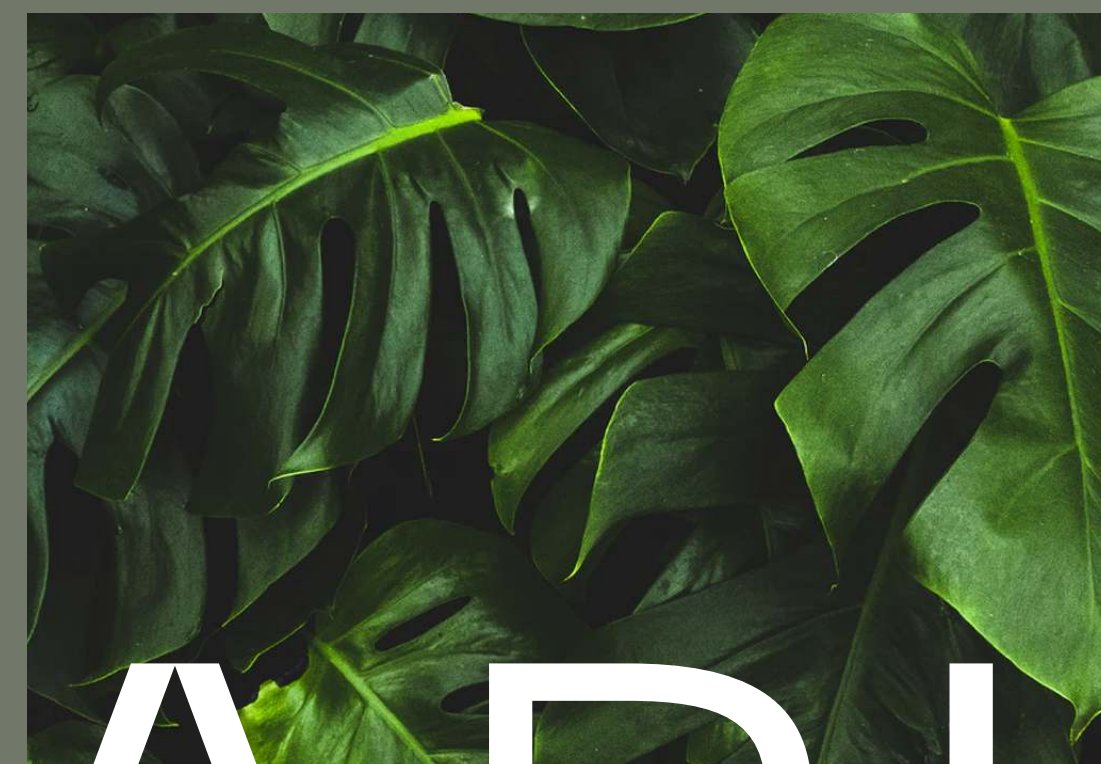
**Neighbours**

- 01 OVO Energy
- 02 Michael Page
- 03 Bank of Ireland
- 04 Womble Bond Dickinson
- 05 McCann
- 06 University of Bristol
- 07 NatWest
- 08 Canada Life
- 09 Burgess Salmon
- 10 PWC
- 11 HMRC
- 12 University of Bristol campus (Coming Soon)
- 13 Engine Shed
- 14 DAC Beachcroft
- 15 WECA
- 16 Paymentsense/Arup
- 17 Osbourne Clarke/Deloitte
- 18 BBC Studios
- 19 BT



LOCATION





SUSTAINABLE



THAT WELLBEING

FOCUSED

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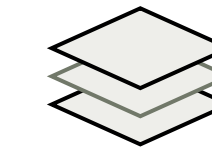
An accredited example  
of sustainable design.

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# Where sustainable and renewable take precedence

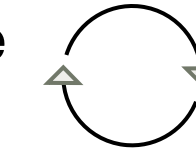
## Reused RAF tiles

All raised access floor tiles have been repurposed to make considerable carbon savings.



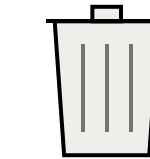
## A decarbonised workplace

3 Rivergate is a no gas, all electric building, using energy efficient strategies and renewable energy sources.



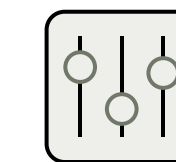
## Waste Management

Construction resource efficiency have diverted over 70% of waste from landfill.



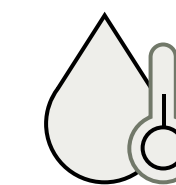
## Building Management System

The building's control system will ensure all plant and systems work efficiently.



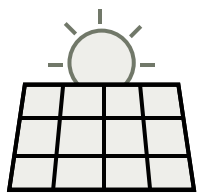
## Chilled Water System

Demand led speed pumps create comfortable work temperatures and improve efficiency.



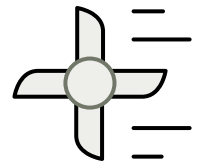
## Solar Panels

Solar photovoltaic panels will generate electricity onsite from sustainable sources.



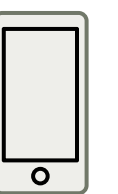
## Ventilation Systems

Demand controlled ventilation monitors CO2 levels and adjusts for better indoor air quality.



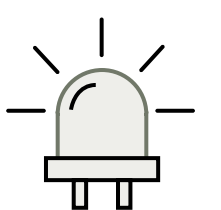
## Heating + cooling controls

App-based control to allow for optimum working environments and reduced consumption.



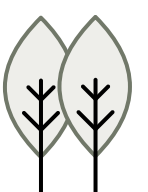
## Efficient LED lighting + controls

Highly efficient lighting with app-based control system to suit requirements and reduce consumption.



## Biodiversity

Extensive new planting and green roof serves to promote biodiversity and foster healthier environments.



Floor-to-ceiling windows offering stunning views over the city centre



TARGET ACCREDITATIONS

3 Rivergate's green credentials will be endorsed by an impressive collection of top sustainability targets.



EPC B



BREEAM Excellent



WiredScore Platinum



FitWel two star rating

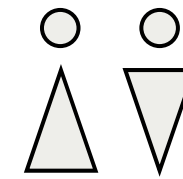


GREEN COMMUTING

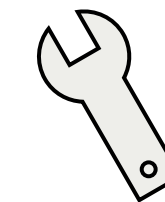


Cycling or running to work reduces pollution, lessens carbon impact and improves health. Cutting-edge bike storage and end-of-journey facilities will ensure 3 Rivergate becomes a 'green commute' workplace.

Best-in-class changing areas with underfloor heating



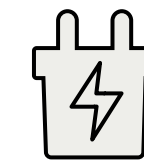
Cycle workshop and maintenance hub



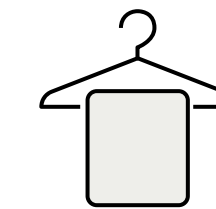
Secure parking for 142 bikes with 111 lockers



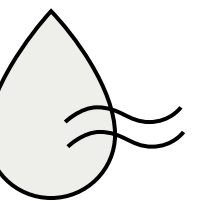
14 EV charging points (and capacity for 35 more)



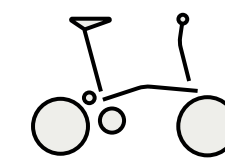
Fresh towel service



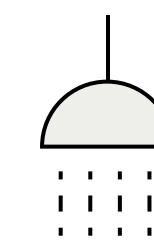
Fully equipped drying room



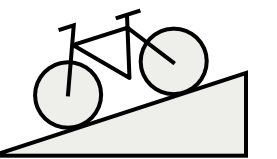
Brompton cycle hire facilities



Accessible shower, changing and WC facilities



Direct ramp access to cycle park





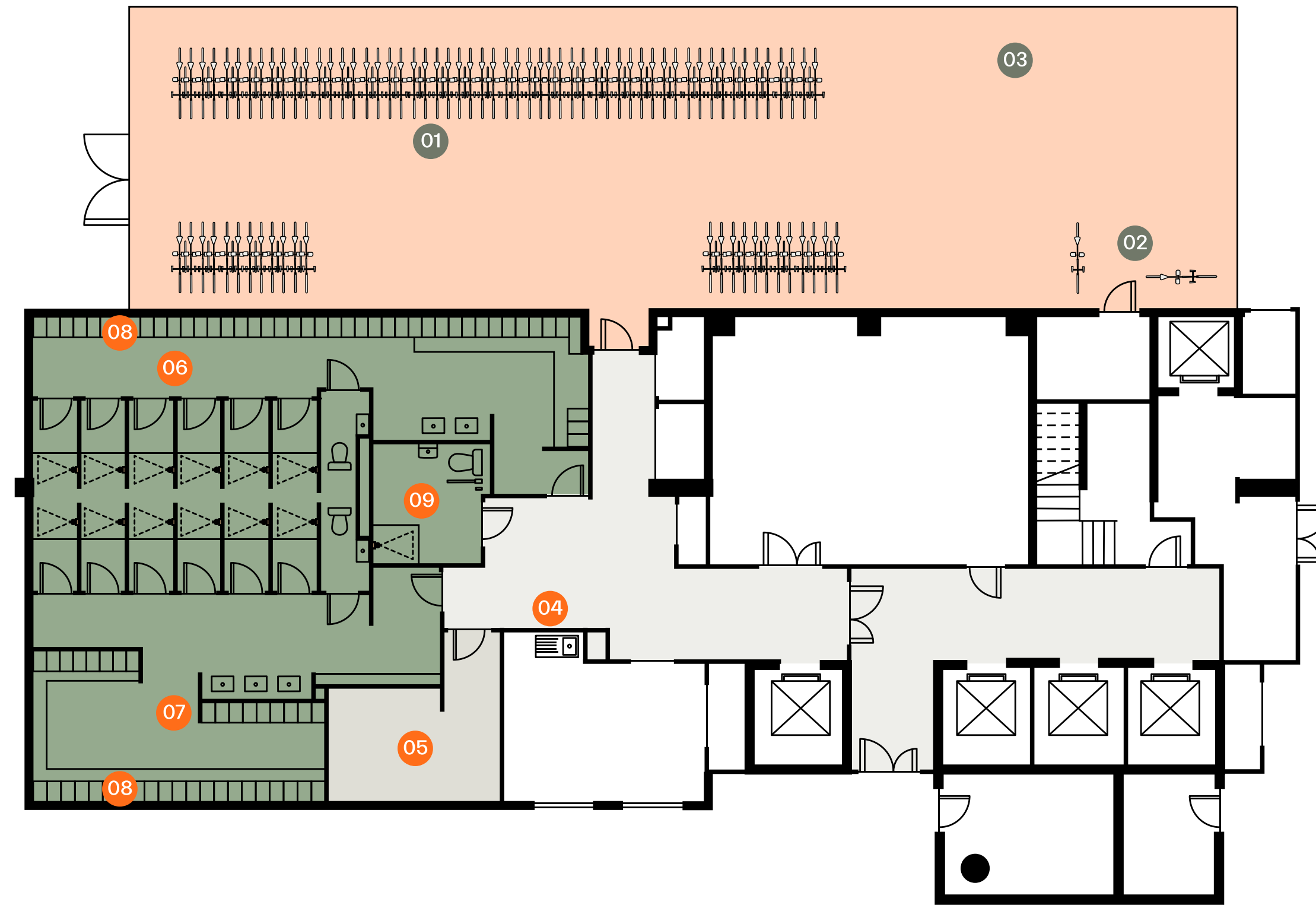
'Hotel style'  
Changing facilities



END OF JOURNEY



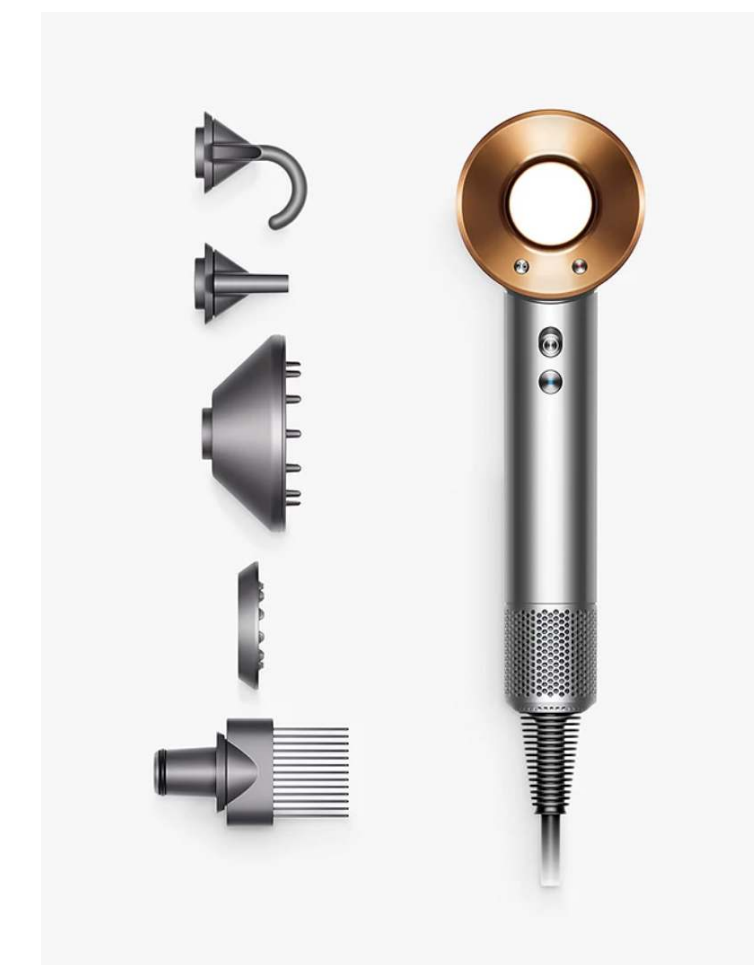
Considered design to create a warm and welcoming environment.



- 01 142 cycle parking spaces
- 02 Cycle maintenance stands
- 03 Brompton cycle hire
- 04 Toiletry vending machine
- 05 Drying room
- 06 Male changing
- 07 Female changing
- 08 111 Lockers
- 09 Accessible showers








Luxury hard care products



Dyson haircare facilities

# Schedule of areas

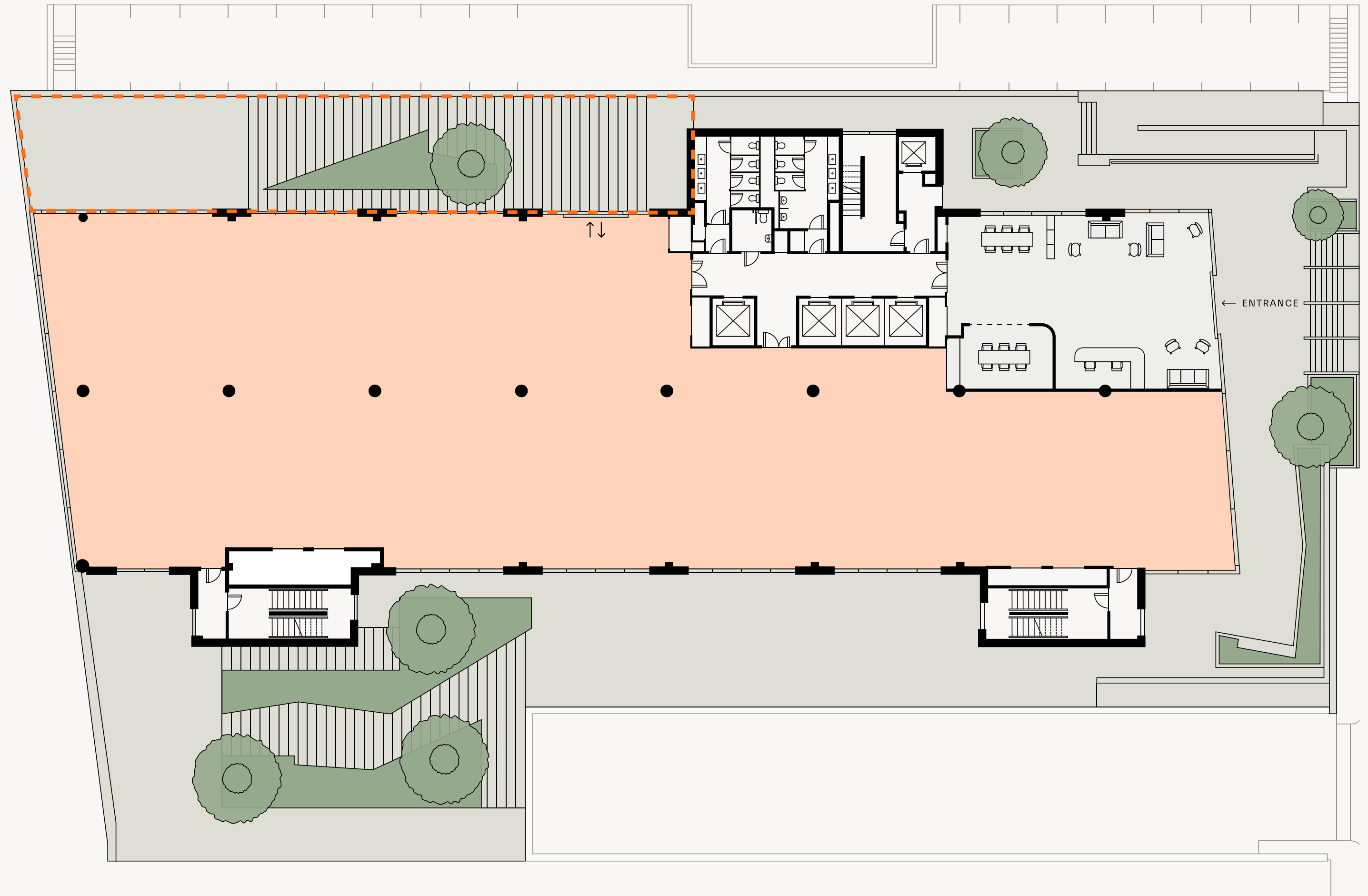
FLOOR	SQ FT	SQ M
Floor 06	10,486	974.2
Floor 05	10,534	978.6
Floor 04	11,279	1,047.8
Floor 03	11,246	1,044.7
Floor 02	11,249	1,045.0
Floor 01	10,605	985.2
Ground floor	9,304	864.4
<b>TOTAL</b>	<b>74,703</b>	<b>6,939.9</b>
Basement	 59  14  142  111  12	



# Ground floor

FLOOR	SQ FT	SQ M
Floor 06	10,486	974.2
Floor 05	10,534	978.6
Floor 04	11,279	1,047.8
Floor 03	11,246	1,044.7
Floor 02	11,249	1,045.0
Floor 01	10,605	985.2
<b>Ground floor</b>	<b>9,304</b>	<b>864.4</b>
<b>TOTAL</b>	<b>74,703</b>	<b>6,939.9</b>

Basement 59 14 142 111 12

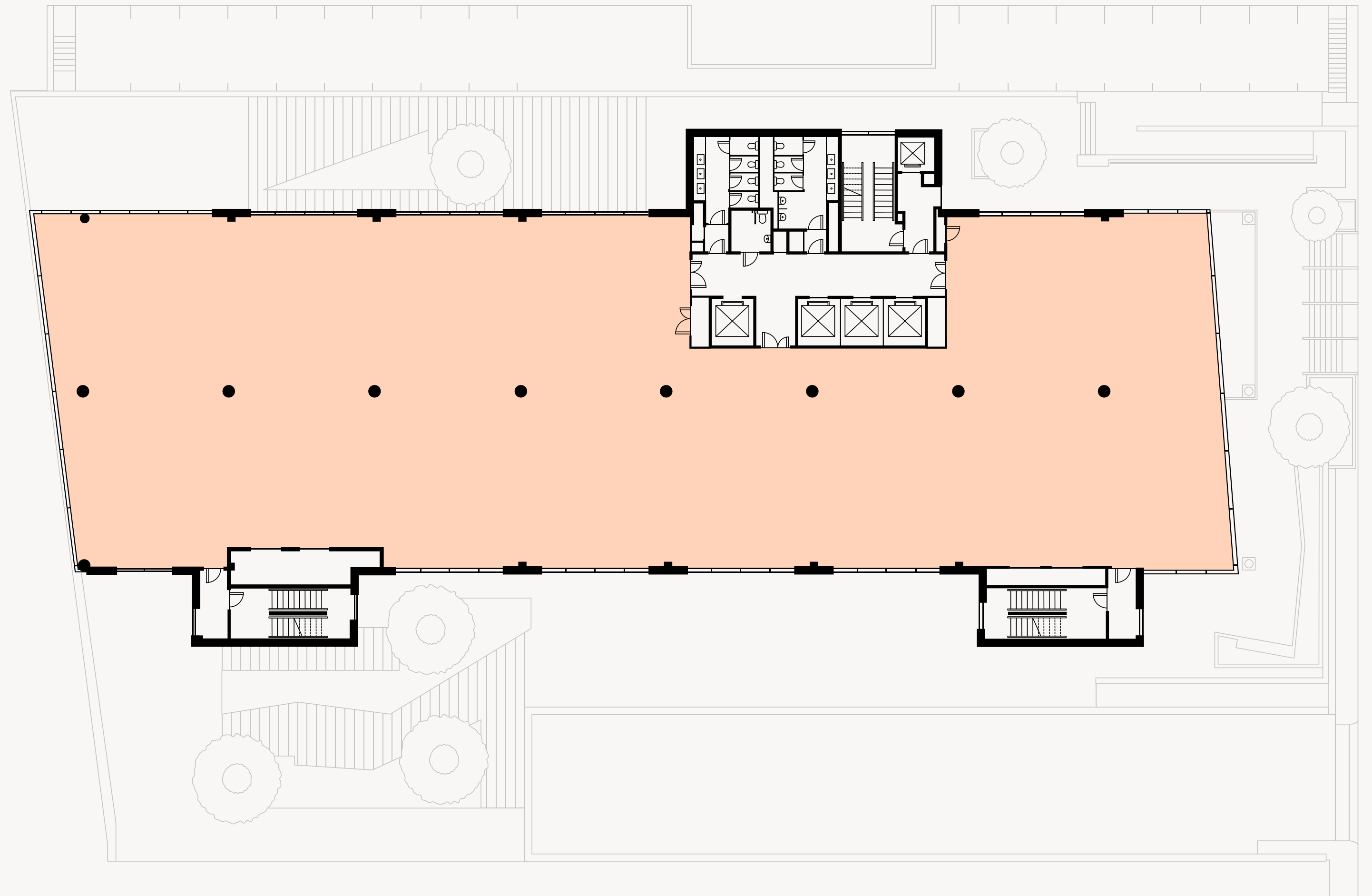


- OFFICE SPACE 9,304 SQ FT
- RECEPTION 1,337 SQ FT
- PRIVATE TERRACE 2,034 SQ FT
- TERRACE

# Floor 01

FLOOR	SQ FT	SQ M
Floor 06	10,486	974.2
Floor 05	10,534	978.6
Floor 04	11,279	1,047.8
Floor 03	11,246	1,044.7
Floor 02	11,249	1,045.0
Floor 01	10,605	985.2
Ground floor	9,304	864.4
<b>TOTAL</b>	<b>74,703</b>	<b>6,939.9</b>

Basement (P) 59 14 142 111 12

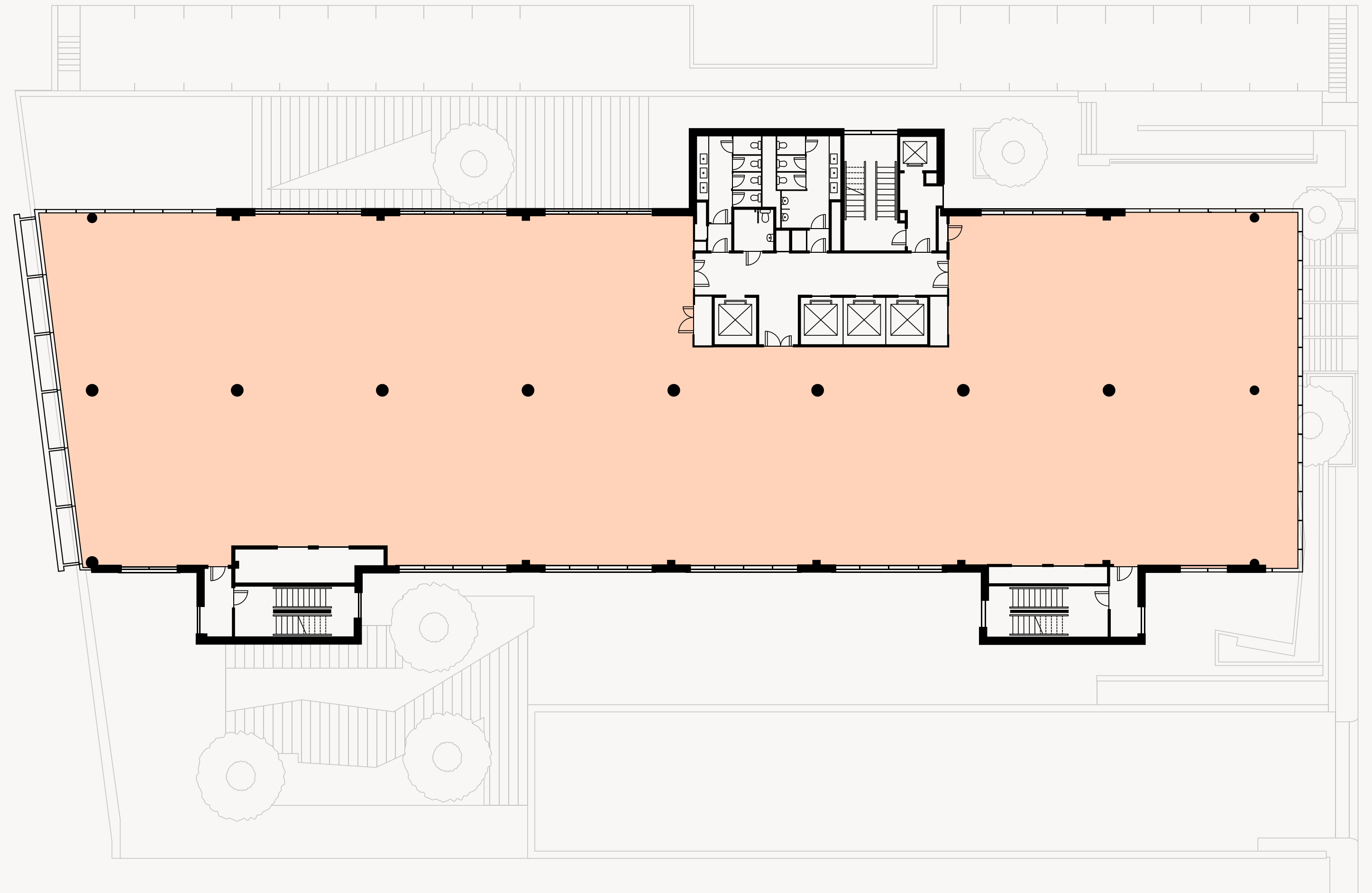


OFFICE SPACE 10,605 SQ FT

# Floor 02

FLOOR	SQ FT	SQ M
Floor 06	10,486	974.2
Floor 05	10,534	978.6
Floor 04	11,279	1,047.8
Floor 03	11,246	1,044.7
Floor 02	11,249	1,045.0
Floor 01	10,605	985.2
Ground floor	9,304	864.4
<b>TOTAL</b>	<b>74,703</b>	<b>6,939.9</b>

Basement (P) 59 🚰 14 🚲 142 📄 111 🏠 12

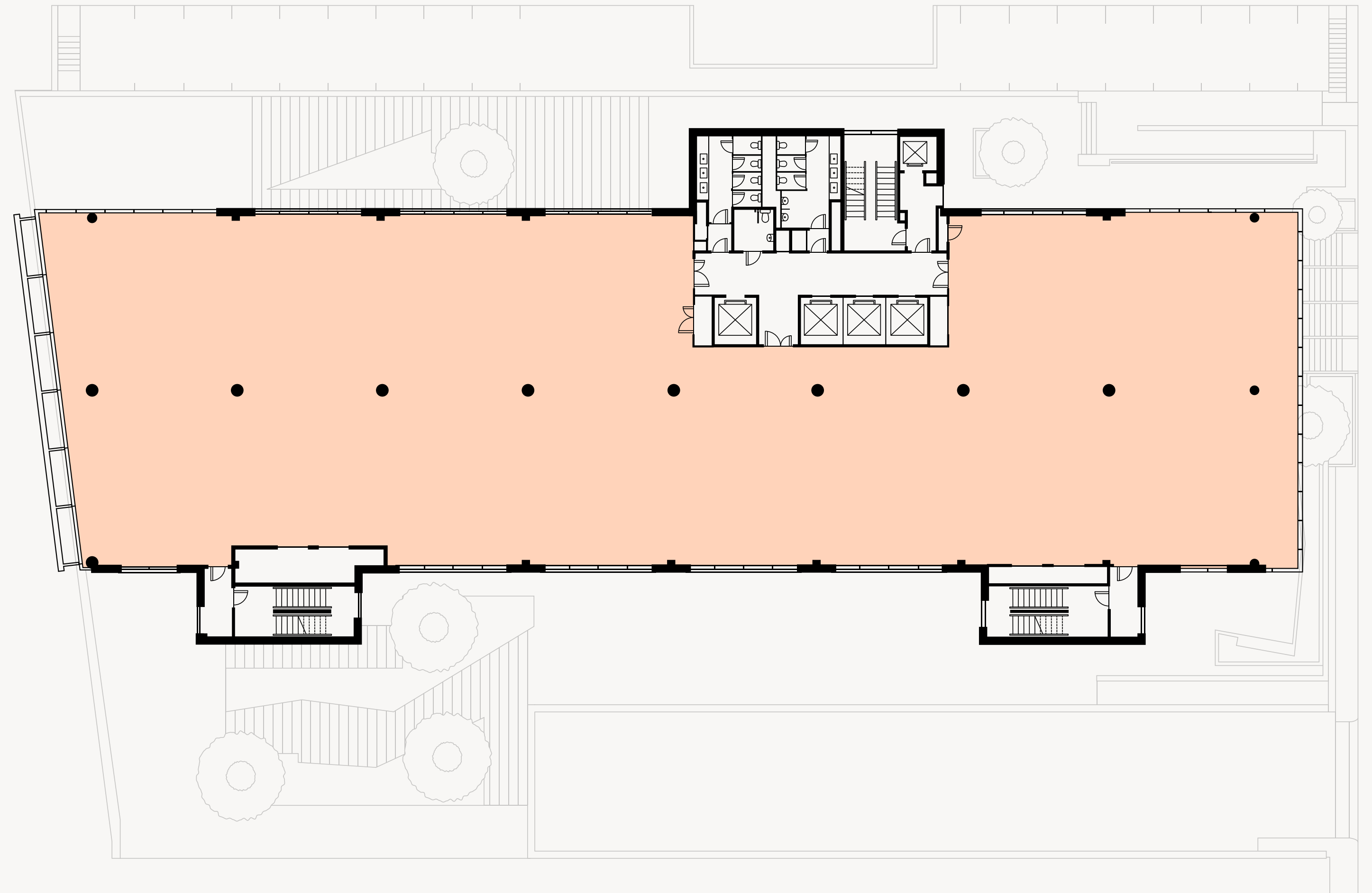


○ OFFICE SPACE 11,249 SQ FT

# Floor 03

FLOOR	SQ FT	SQ M
Floor 06	10,486	974.2
Floor 05	10,534	978.6
Floor 04	11,279	1,047.8
<b>Floor 03</b>	<b>11,246</b>	<b>1,044.7</b>
Floor 02	11,249	1,045.0
Floor 01	10,605	985.2
Ground floor	9,304	864.4
<b>TOTAL</b>	<b>74,703</b>	<b>6,939.9</b>

Basement (P) 59 🚗 14 🚲 142 📄 111 🏠 12

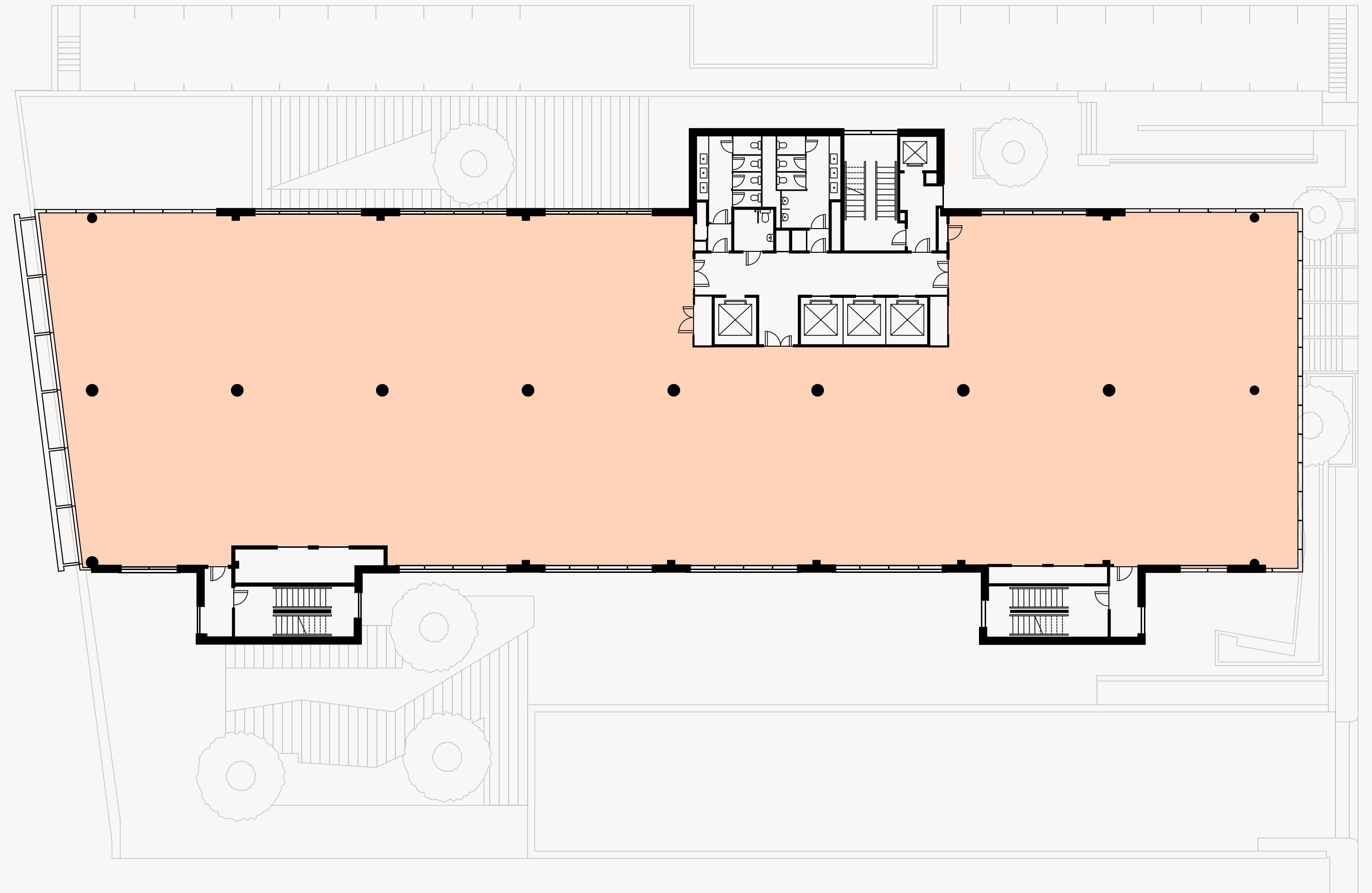


OFFICE SPACE 11,249 SQ FT

# Floor 04

FLOOR	SQ FT	SQ M
Floor 06	10,486	974.2
Floor 05	10,534	978.6
Floor 04	11,279	1,047.8
Floor 03	11,246	1,044.7
Floor 02	11,249	1,045.0
Floor 01	10,605	985.2
Ground floor	9,304	864.4
<b>TOTAL</b>	<b>74,703</b>	<b>6,939.9</b>

Basement (P) 59 14 142 111 12



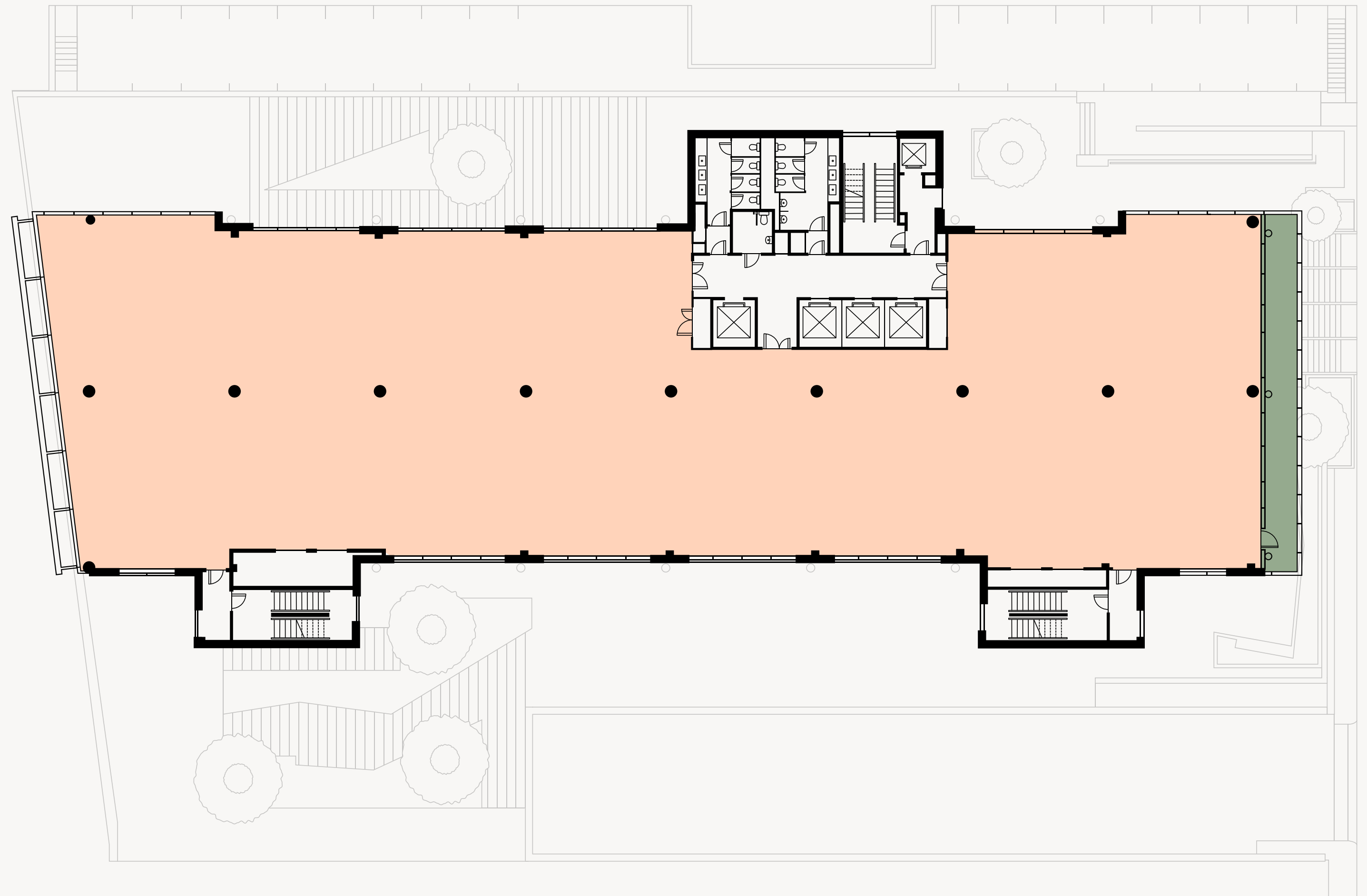
OFFICE SPACE 11,249 SQ FT



# Floor 05

FLOOR	SQ FT	SQ M
Floor 06	10,486	974.2
Floor 05	10,534	978.6
Floor 04	11,279	1,047.8
Floor 03	11,246	1,044.7
Floor 02	11,249	1,045.0
Floor 01	10,605	985.2
Ground floor	9,304	864.4
<b>TOTAL</b>	<b>74,703</b>	<b>6,939.9</b>

Basement (P) 59 14 142 111 12

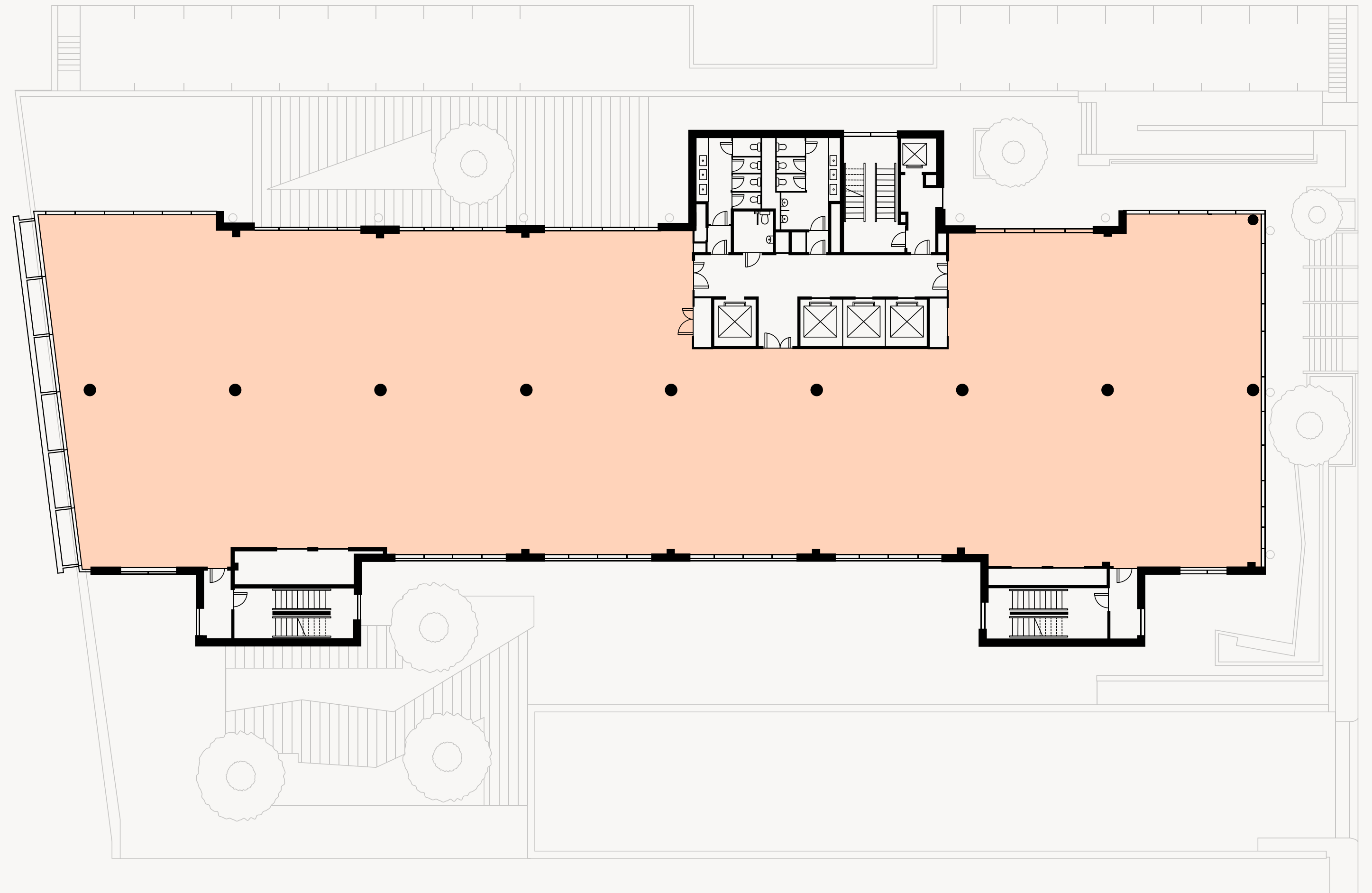


OFFICE SPACE 10,534 SQ FT  
TERRACE 377 SQ FT

# Floor 06

FLOOR	SQ FT	SQ M
Floor 06	10,486	974.2
Floor 05	10,534	978.6
Floor 04	11,279	1,047.8
Floor 03	11,246	1,044.7
Floor 02	11,249	1,045.0
Floor 01	10,605	985.2
Ground floor	9,304	864.4
<b>TOTAL</b>	<b>74,703</b>	<b>6,939.9</b>

Basement (P) 59 14 142 111 12



OFFICE SPACE 10,486 SQ FT

# Basement facilities

142 Cycle parking spaces 01

Brompton cycle hire 02

Cycle maintenance stands 03

57 Car parking spaces 04

Male changing 05

Female changing 06

14 EV charging points 07

13 Showers 08

111 Lockers 09

Drying areas 10

Bin storage 11



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# CONTACT

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## FOR MORE INFORMATION

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## PROJECT TEAM

**CREDIT SUISSE**  
Asset Management

**CBRE**  
Project Manager

**METHOD CONSULTING**  
Mechanical & Electrical Engineer

**AWW**  
Architect

**SKELETAL CONSULTING**  
Structural Engineers

**SOL ENVIRONMENT**  
BREEAM Consultants

**GARDINER + THEOBALD**  
Cost Consultant

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