

SPECTRUM

REALISE YOUR POTENTIAL

BRISTOL | BS1 3LG

SEE YOUR WORKPLACE FROM A FRESH PERSPECTIVE

Spectrum is one of the City’s most prominent and distinctive office buildings, providing 114,000 sq ft of exceptional office space in the heart of Bristol City Centre.



**5 X 10 PERSON
PASSENGER LIFTS**



**CONTEMPORARY DOUBLE
HEIGHT GLAZED RECEPTION**



**COMMISSIONAIRE TO
MEET AND GREET GUESTS**



**EXTENSIVE SHOWERS
& LOCKER FACILITIES**



**OPPORTUNITY FOR
CORE AND FLEX SPACE**



**SPEED GATES FOR FAST BUT SECURE
ACCESS INTO THE BUILDING**





THE AVAILABLE SPACE

The ground floor has been fully refurbished and offers light airy workspace, creating an inspiring place to work.

 METAL GRID
SUSPENDED CEILING

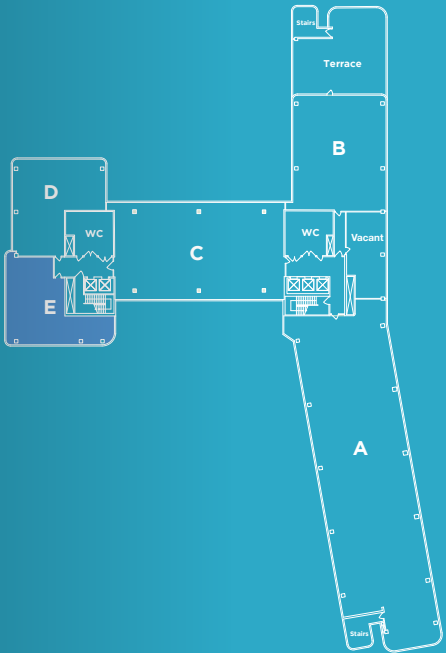
 ENERGY EFFICIENT
LED LIGHTING

 FULLY ACCESSIBLE
RAISED FLOORS

 VRF AIR CONDITIONING
WITH SWIRL DIFFUSERS

 AUTOMATED
AIR HANDLING

 EPC B

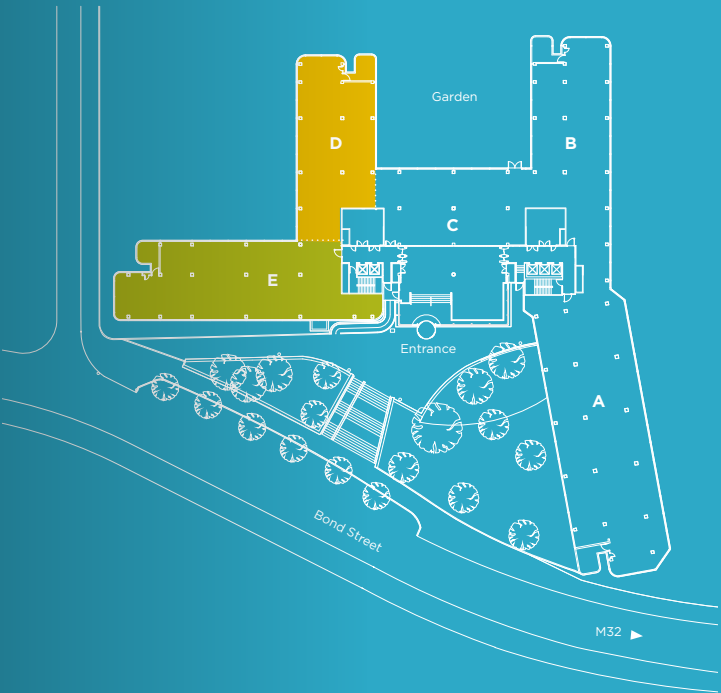
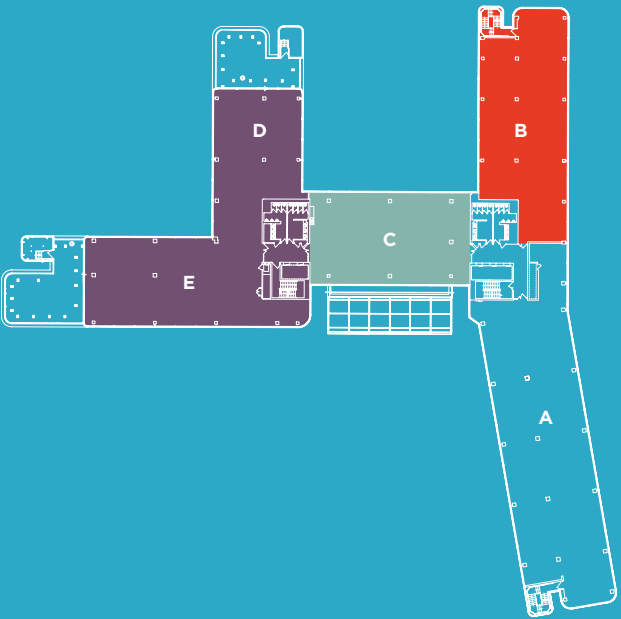


4th Floor Availability

SUITE	SQ FT	SQ M
Suite E	1,298	121
Total	1,298	121

3rd Floor Availability

SUITE	SQ FT	SQ M
Suite B	4,112	382
Suite C	3,411	316.9
Suite D & E	6,594	612.6
Total	14,117	1,311.5



Ground Floor Availability

SUITE	SQ FT	SQ M
Suite D	4,004	372
Suite E	4,940	458.9
Total	8,944	830.9





SHOPPING

- 1 Primark
- 2 Harvey Nichols
- 3 House of Fraser
- 4 Superdry
- 5 Samsung
- 6 Ted Baker
- 7 TK Maxx
- 8 Sainsbury's

CAFÉS

- 1 Starbucks
- 2 Café Nero
- 3 Itsu
- 4 Farro Bakery
- 5 Cosies
- 6 Mickey Zoggs
- 7 Costa Coffee
- 8 Pret

- 9 Soho Coffee House
- 10 Triple Two Coffee
- 11 Cupp Bubble Tea

FITNESS / LEISURE

- 1 Pure Gym
- 2 The Gym Group
- 3 Cima-Fit

HOTELS

- 1 Moxy Hotel
- 2 Hampton by Hilton
- 3 Bristol Marriott Hotel
- 4 Mercure Bristol Hotel
- 5 Premier Inn
- 6 Holiday Inn Express
- 7 Leonardo
- 8 Ibis

BARS / RESTAURANTS

- 1 Coal Bar
- 2 The Real Greek
- 3 Zizzi
- 4 TGI Fridays
- 5 Wingstop
- 6 Casa Brazil
- 7 Pizza Express
- 8 Yo!

- 9 Tortilla
- 10 Bubbleology
- 11 Wagamama
- 12 Full Moon
- 13 Attic Bar
- 14 New Bristol Brewery

PROMINENTLY LOCATED
WITH EASY ACCESS
TO A WIDE RANGE OF
AMENITIES

This landmark building is situated at the foot of the M32 within a quarter of a mile of Bristol Bus Station and 15 minutes walk from Bristol Temple Meads Railway Station which has a fast, regular service to London Paddington.





spectrumbristol.co.uk

MISREPRESENTATION

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