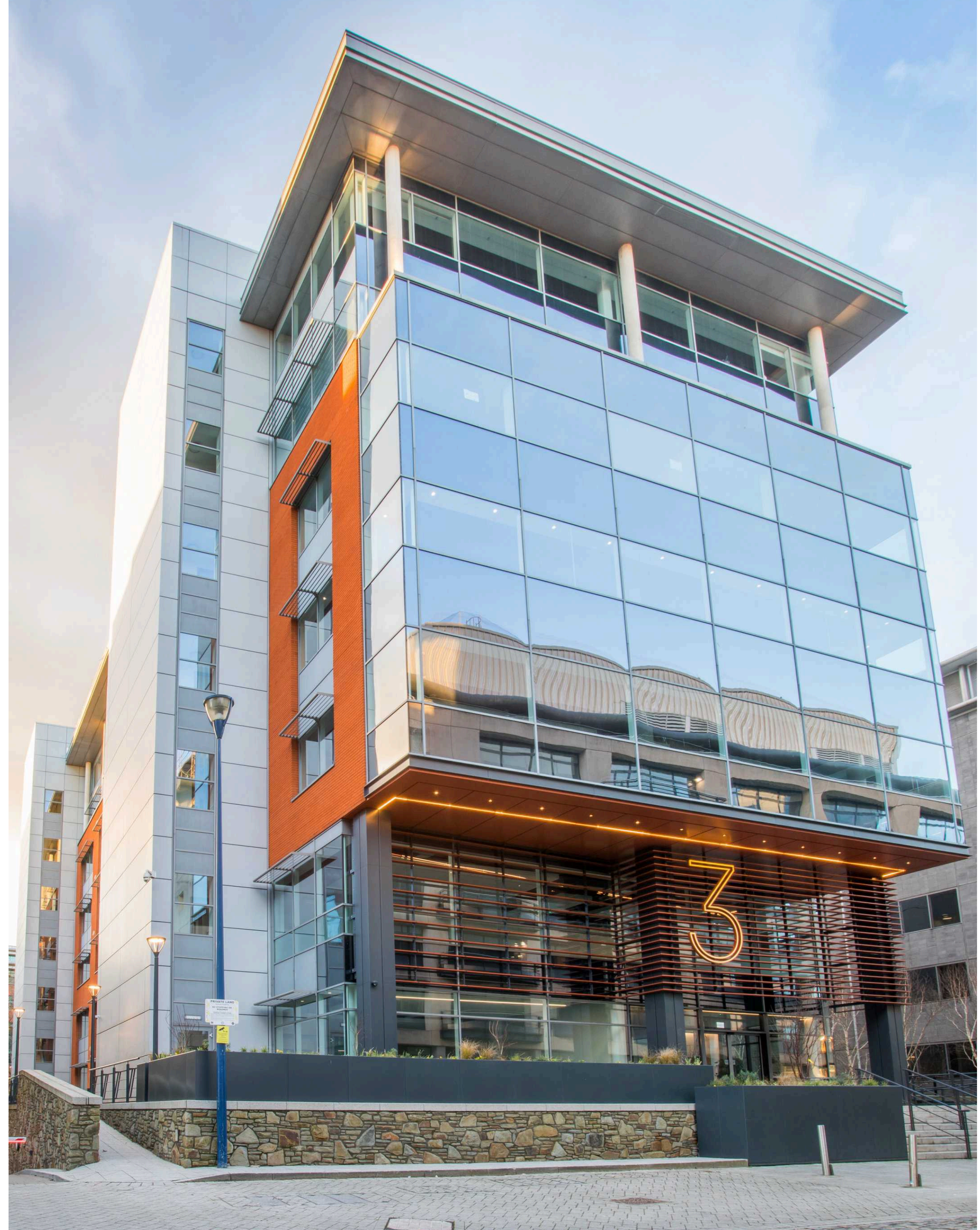

3 Rivergate

Temple Quay, Bristol

37,500 sq ft. of contemporary
office space remaining.

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.



A brilliantly reimagined
arrival experience



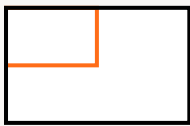


Large and flexible floor plates
finished to a high specification

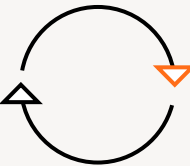
Industry-leading specification

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.

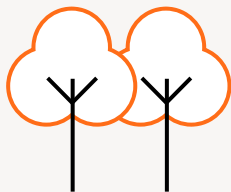
Large and flexible floorplates of up to 11,279 sq ft



Impressive green credentials



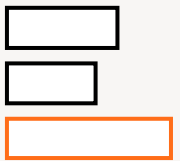
Communal open spaces and green landscaping



Prime location (two mins from Temple Meads station)



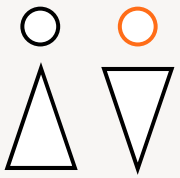
Striking new arrival experience



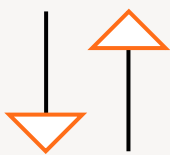
Large reception with meeting room and collaboration area



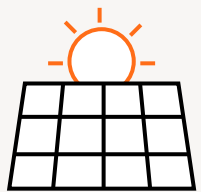
High-spec end-of-journey facilities



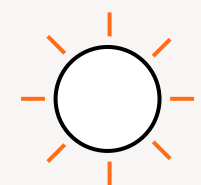
4 x 13-person passenger lifts to all floors



Sustainable refurbishment with new roof and solar panelling



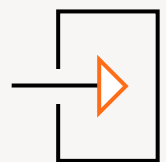
2 private terraces



140 secure cycle spaces + generous car parking



Secure entrance through reception speed gates

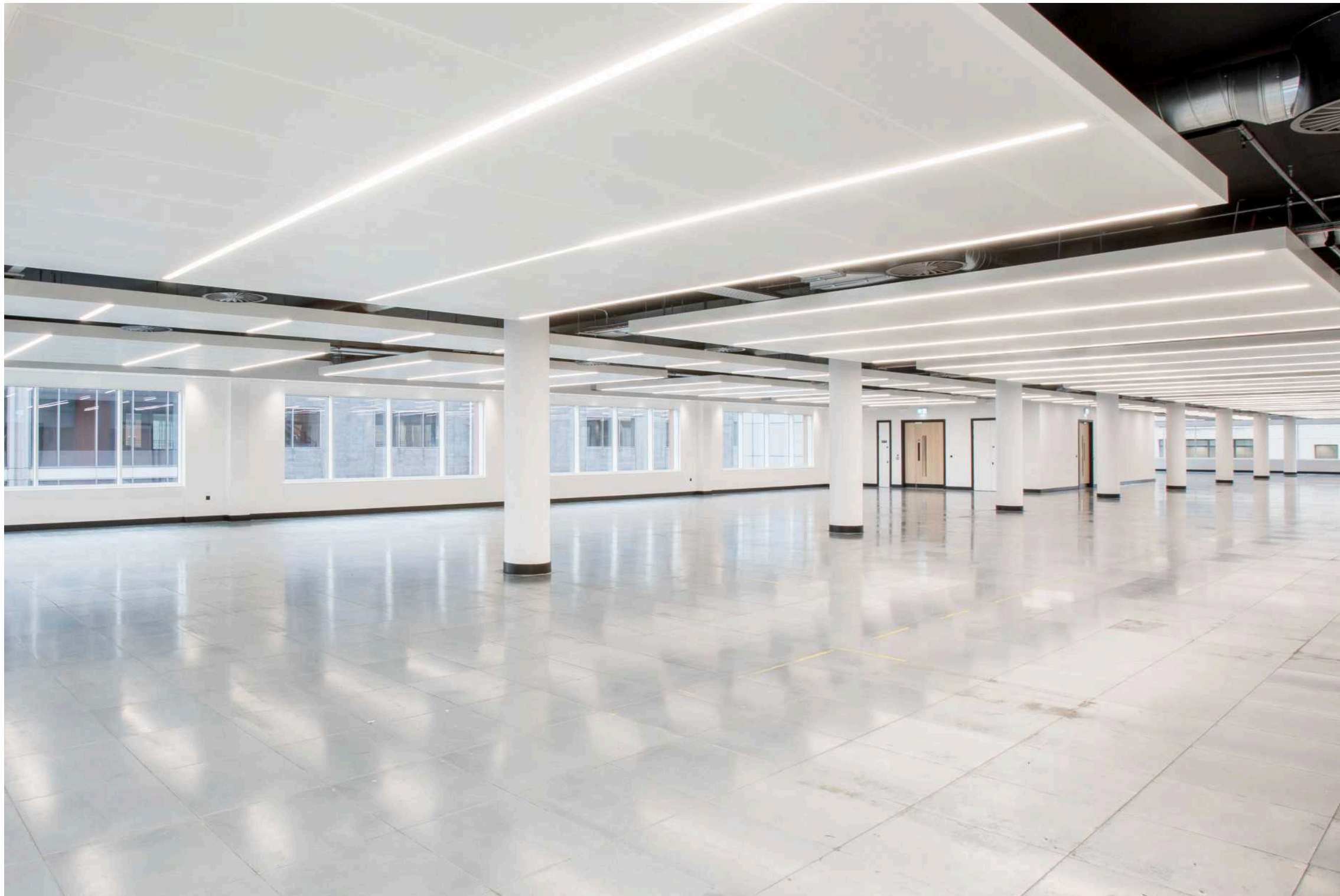




Reception and lounge with
communal meeting room and
collaboration areas



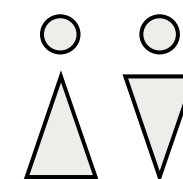
Floorplates of up to
11,279 sq ft



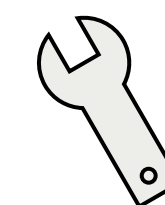


Made for green commuting

Best-in-class
changing areas with
underfloor heating



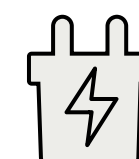
Cycle workshop and
maintenance hub



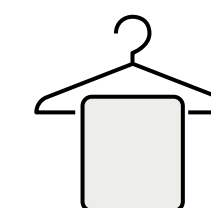
Secure parking
for 140 bikes and
111 lockers



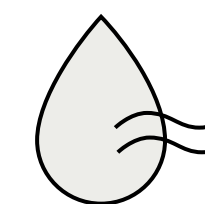
14 EV charging points
(and capacity for 35
more)



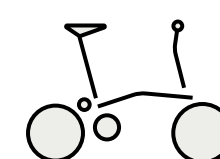
Fresh towel service



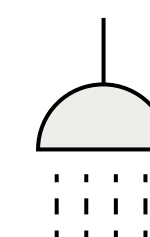
Fully equipped
drying room



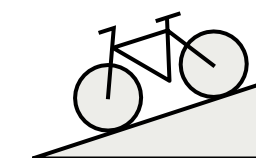
Brompton cycle
hire facilities



Accessible shower,
changing and WC
facilities



Direct ramp access
to cycle park

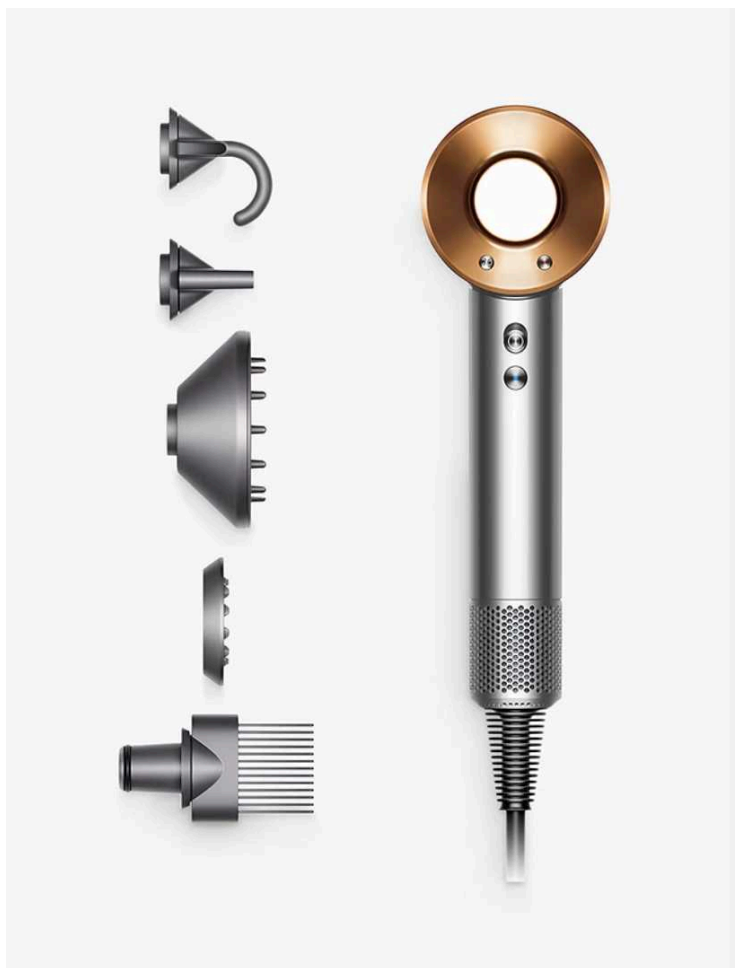
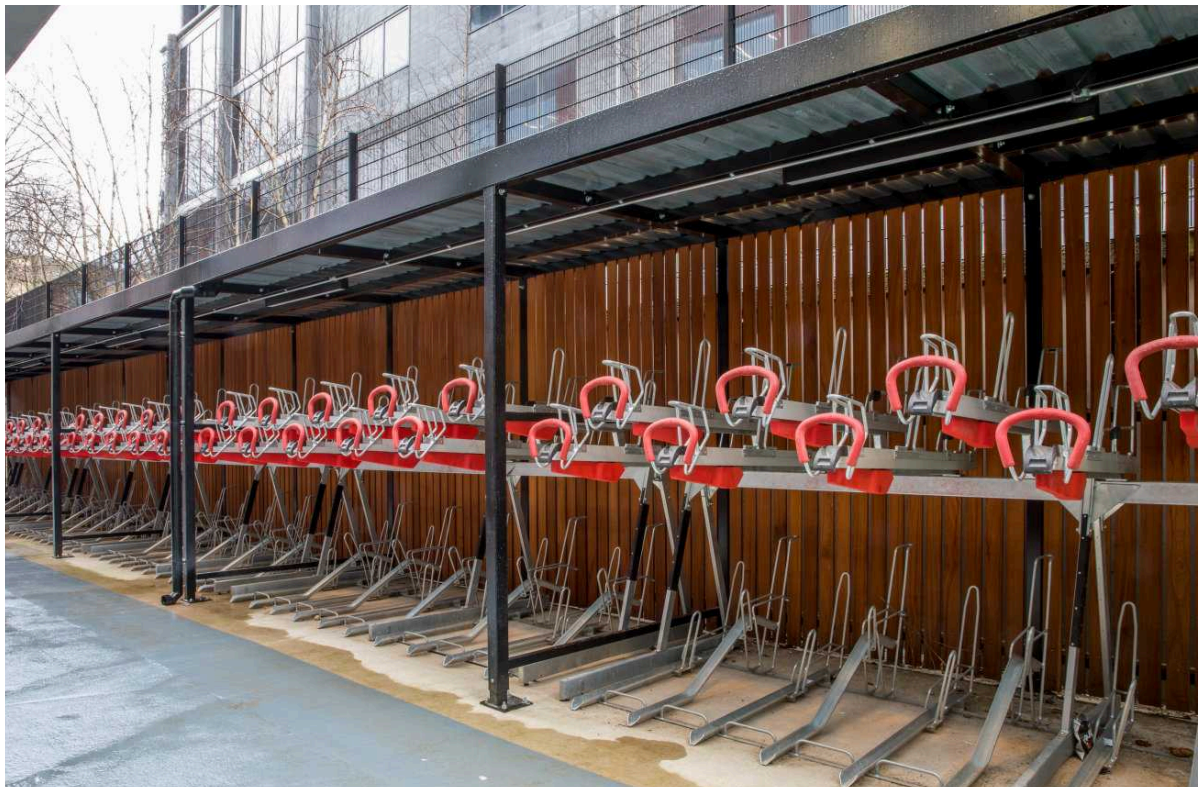
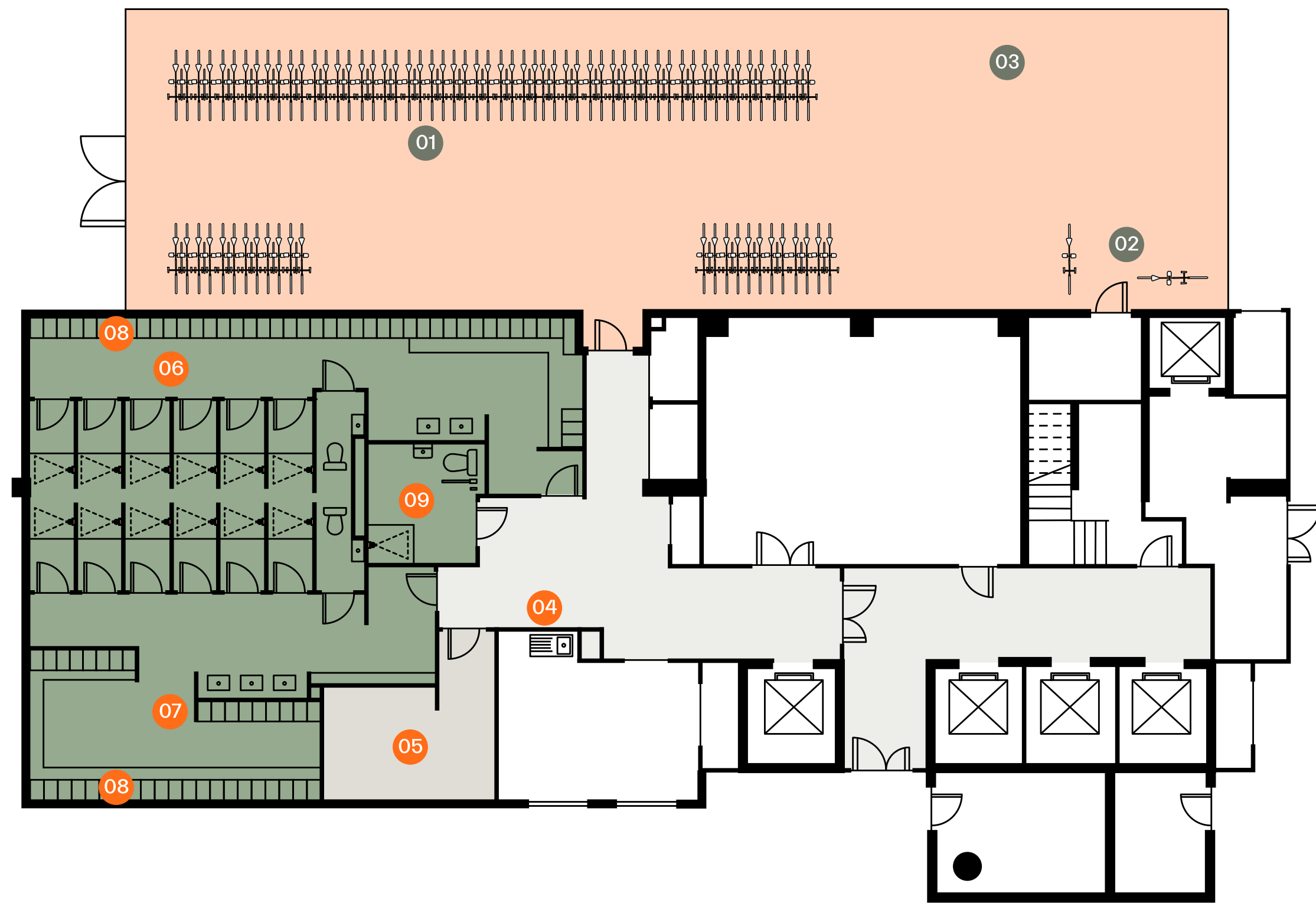
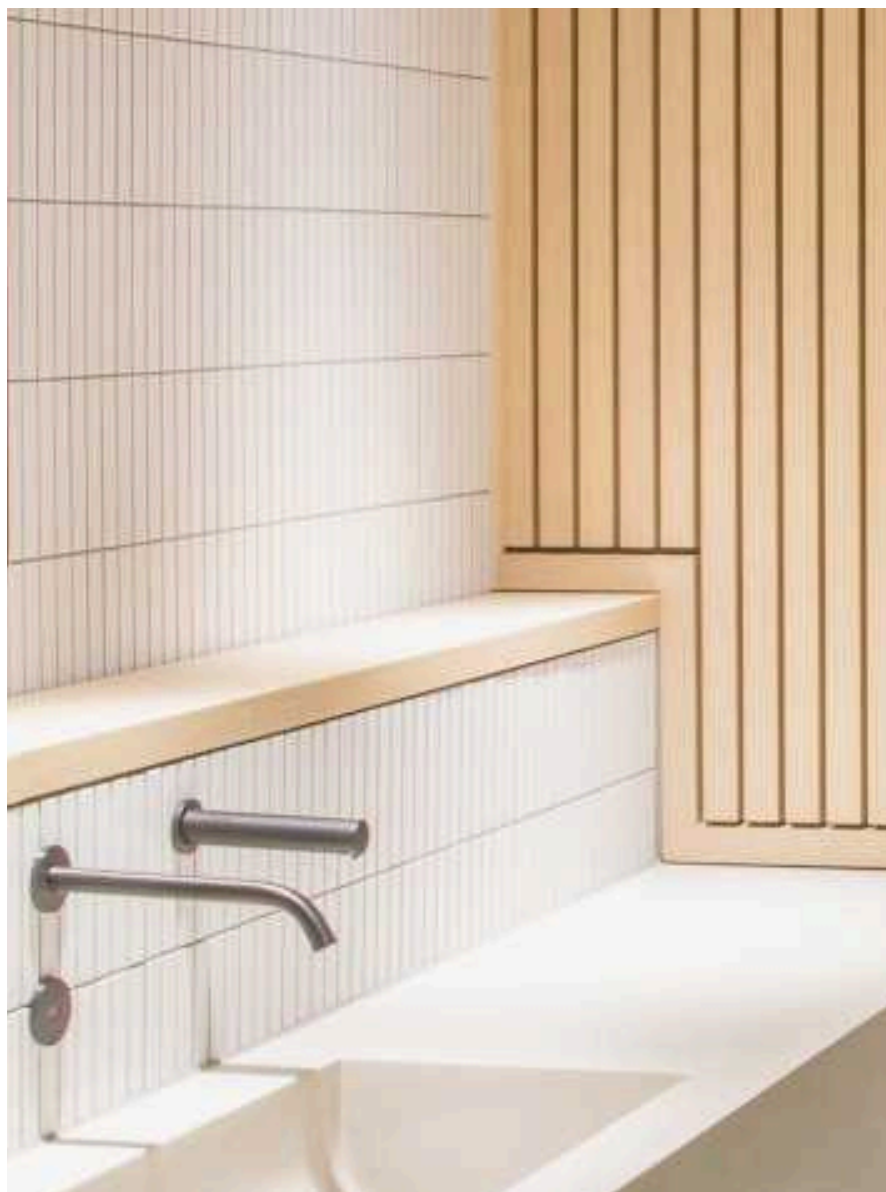






Cutting-edge commuter facilities make 3 Rivergate an exemplary 'green commute' workplace.





Dyson haircare facilities

- 01 140 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

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.



Where sustainable and renewable take precedence

A

EPC A



WiredScore Platinum

BREEAM
★★★★

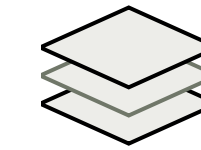
BREEAM Excellent

fitwel
★★

FitWel two star rating

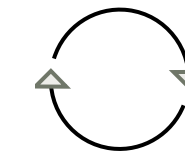
Reused RAF tiles

Over 90% of RAF tiles have been recycled to make considerable carbon savings.



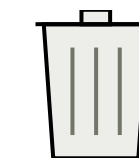
A decarbonised workplace

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



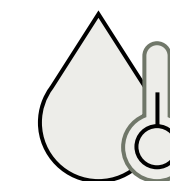
Waste management

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



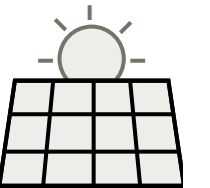
Hybrid VRF system

Reduces the quantity of refrigerant within the building and delivers an efficient and sustainable heating and cooling strategy.



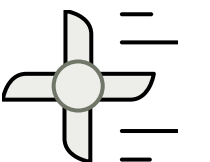
Solar panels

Solar photovoltaic panels will generate electricity onsite from sustainable sources.



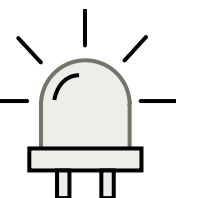
Ventilation systems

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



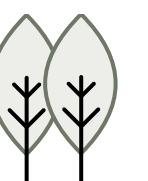
Efficient LED lighting + controls

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.



LOCATION



LOCAL AREA

Eat / Drink

- 01 Starbucks
- 02 Veen
- 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

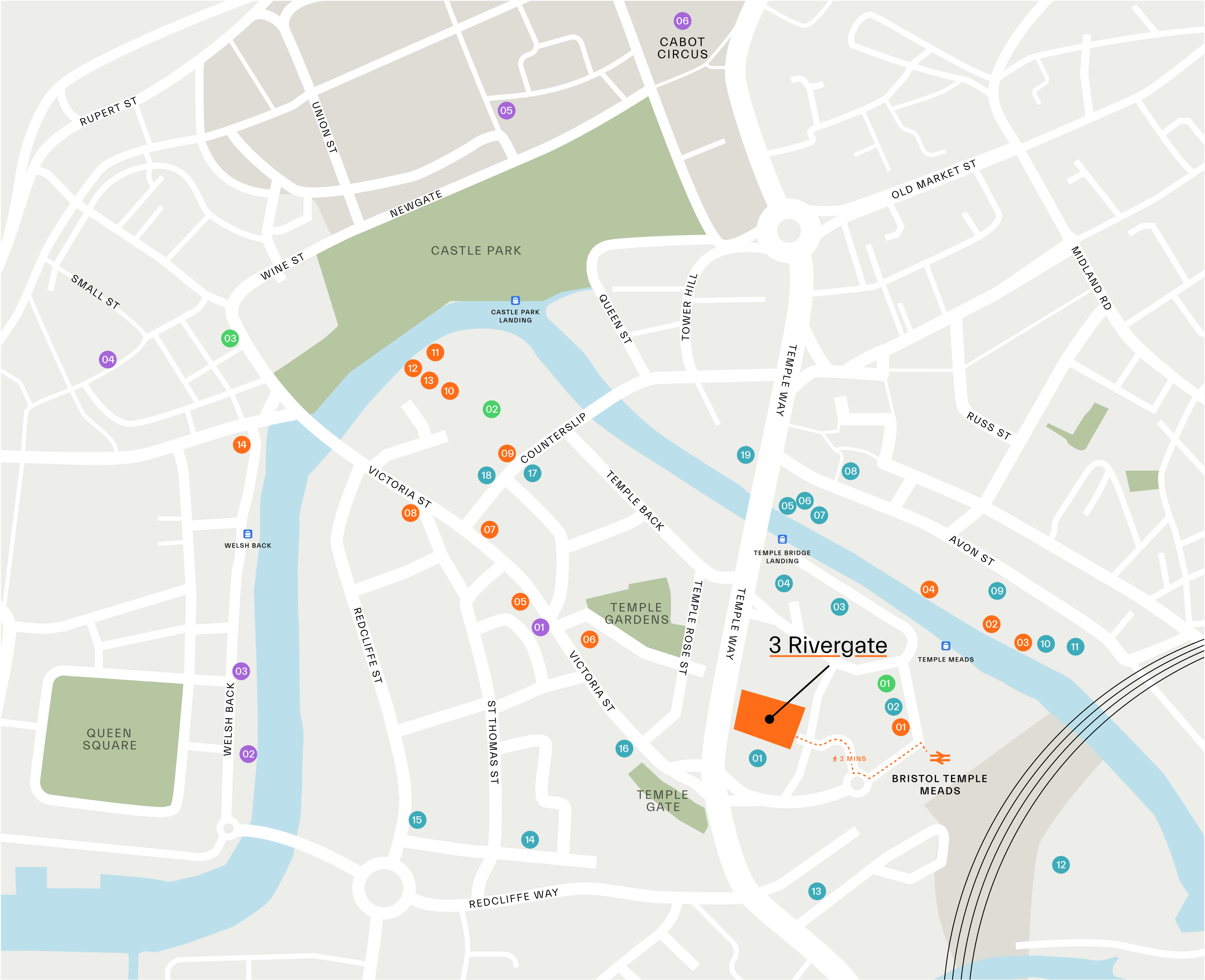
- 01 Hyre
- 02 BoxHall (Coming 2023)
- 03 Workout
- 04 Flight Club
- 05 The Gym Group
- 06 Cabot Circus shopping

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



LOCAL AREA



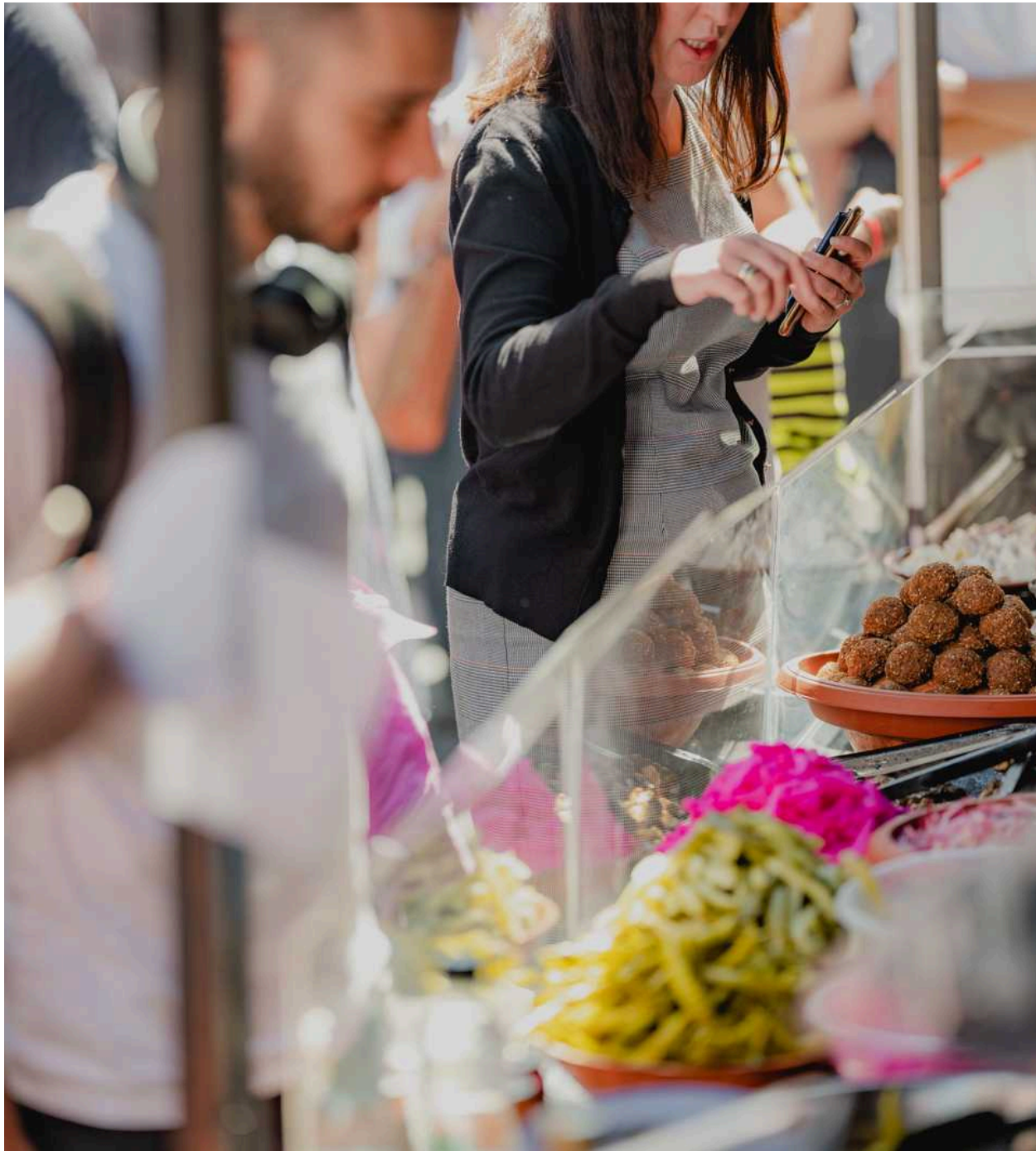
Cabot Circus

10 mins 🚶



Small Goods

4 mins 🚶



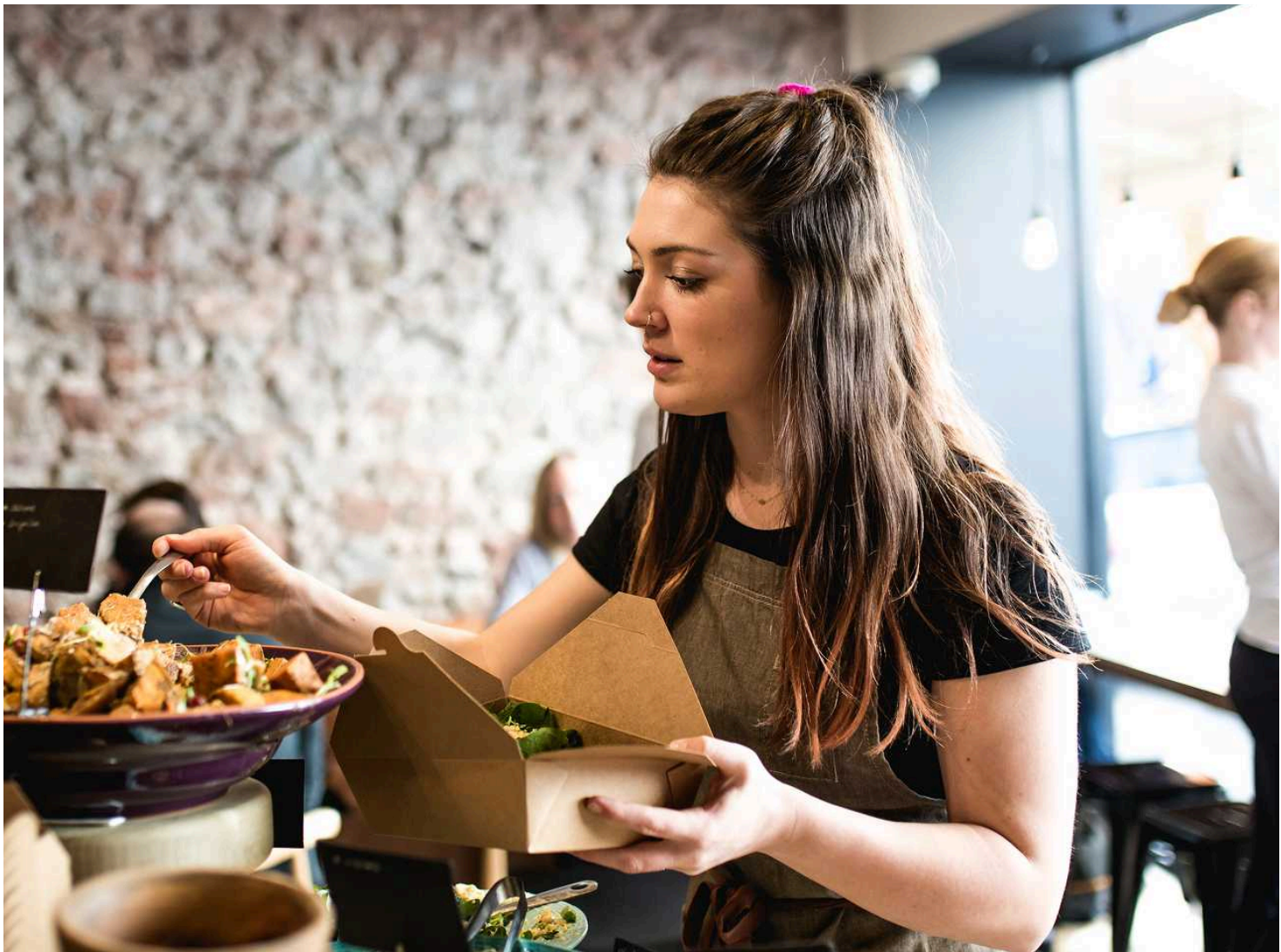
Temple Quay food market

1 min 🚶



Castle Park

8 mins 🚶



Spicer and Cole

6 mins 🚶

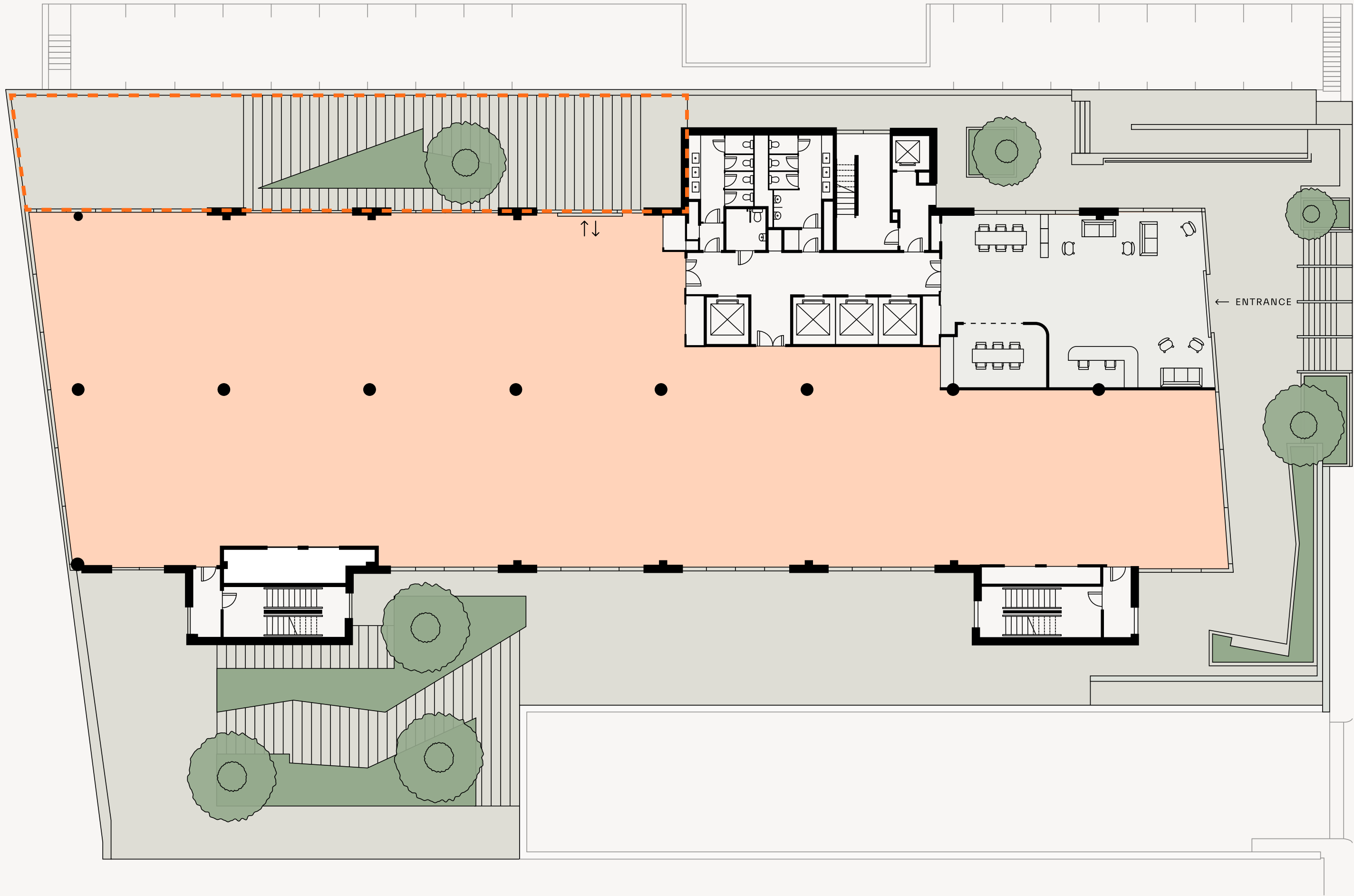
Availability

FLOOR	SQ FT
Floor 06	LET
Floor 05 (suite 1)	LET
Floor 05 (suite 2)	5,804
Floor 04	LET
Floor 03	11,264
Floor 02	11,234
Floor 01	LET
Ground	9,224
TOTAL	37,526



Ground floor

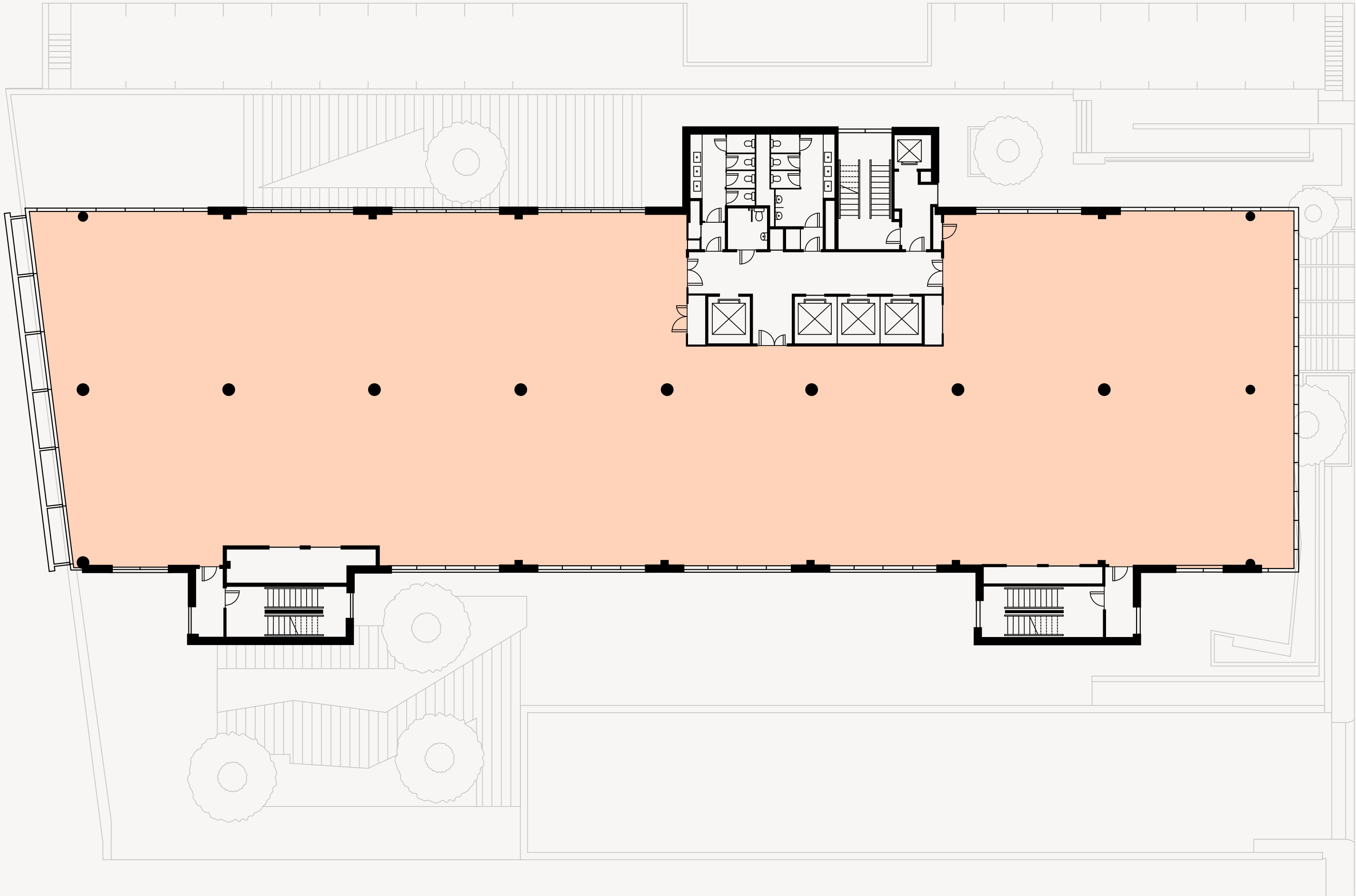
FLOOR	SQ FT
Floor 06	LET
Floor 05 (suite 1)	LET
Floor 05 (suite 2)	5,804
Floor 04	LET
Floor 03	11,264
Floor 02	11,234
Floor 01	LET
Ground	9,224
TOTAL	37,526



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

Floor 02

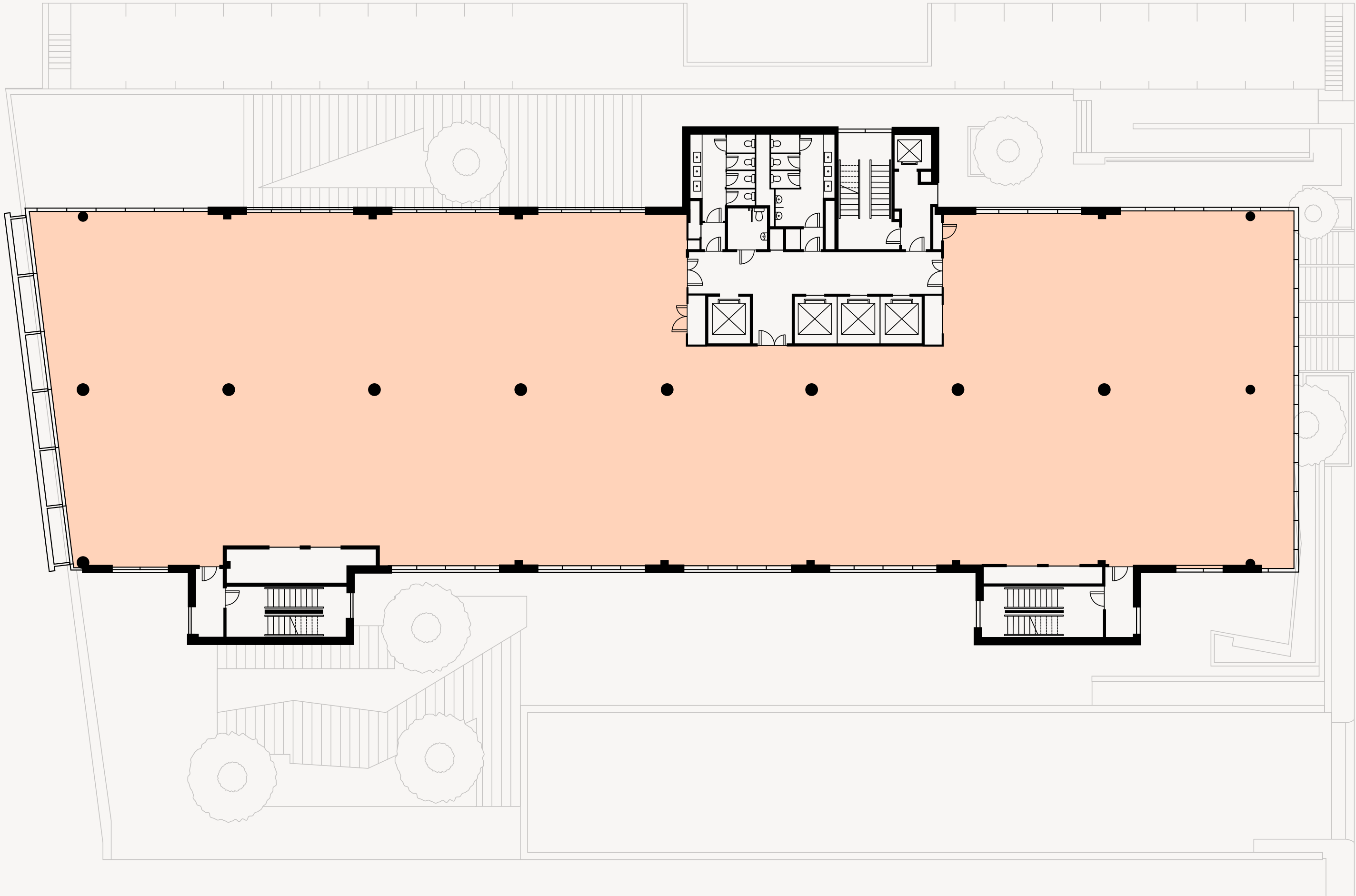
FLOOR	SQ FT
Floor 06	LET
Floor 05 (suite 1)	LET
Floor 05 (suite 2)	5,804
Floor 04	LET
Floor 03	11,264
Floor 02	11,234
Floor 01	LET
Ground	9,224
TOTAL	37,526



OFFICE SPACE 11,249 SQ FT

Floor 03

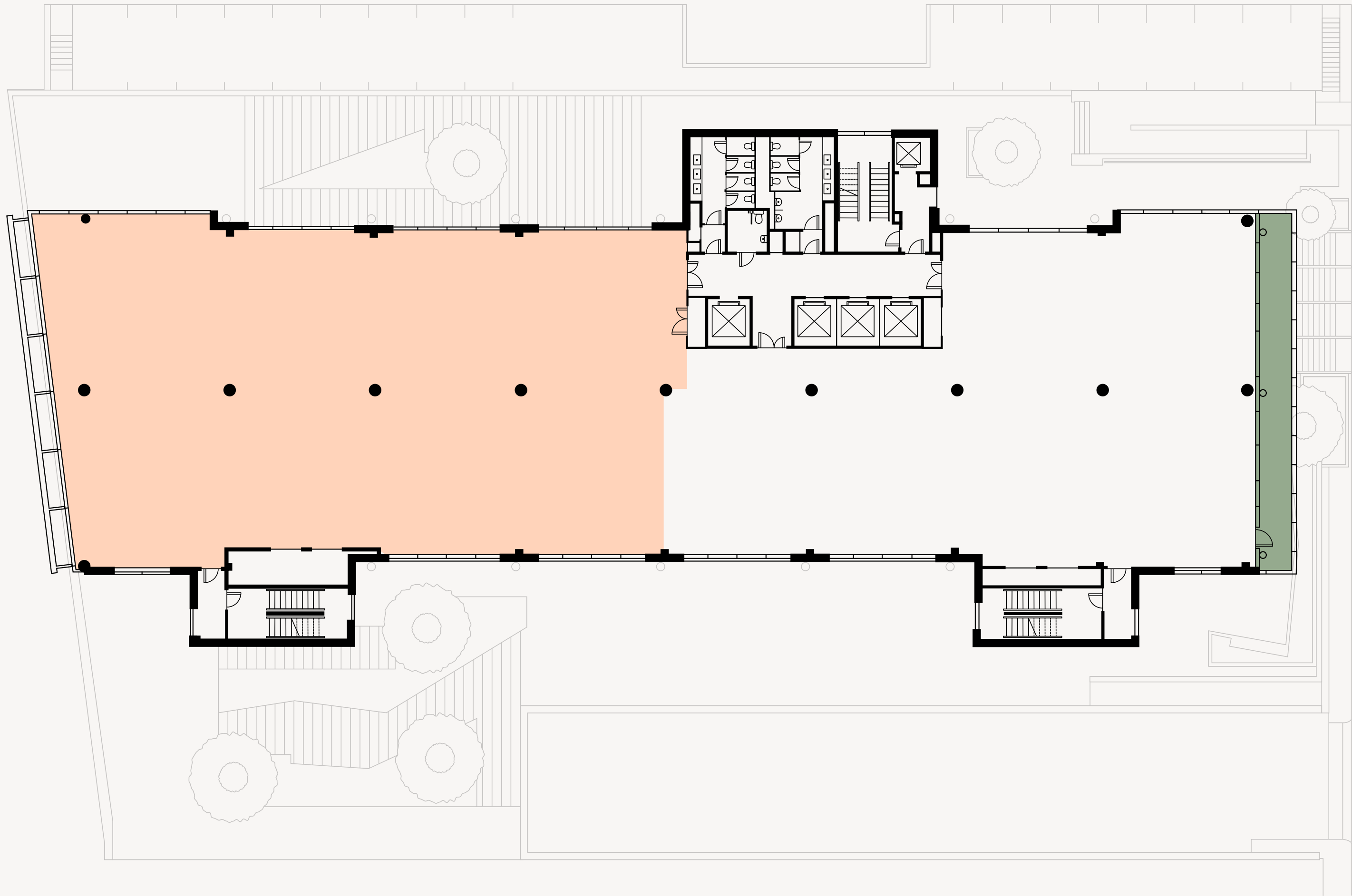
FLOOR	SQ FT
Floor 06	LET
Floor 05 (suite 1)	LET
Floor 05 (suite 2)	5,804
Floor 04	LET
Floor 03	11,264
Floor 02	11,234
Floor 01	LET
Ground	9,224
TOTAL	37,526



OFFICE SPACE 11,246 SQ FT

Floor 05 (suite 2)

FLOOR	SQ FT
Floor 06	LET
Floor 05 (suite 1)	LET
Floor 05 (suite 2)	5,804
Floor 04	LET
Floor 03	11,264
Floor 02	11,234
Floor 01	LET
Ground	9,224
TOTAL	37,526



OFFICE SPACE 10,534 SQ FT
TERRACE 377 SQ FT

Basement facilities

140 Secure cycle spaces	01
Brompton cycle hire	02
Cycle maintenance stands	03
58 Car parking spaces	04
Male changing	05
Female changing	06
14 EV charging points	07
12 Showers	08
111 Lockers	09
Drying areas	10
Bin storage	11



CONTACT

FOR MORE INFORMATION

CBRE

Richard Kidd
richard.kidd@cbre.com
07827 230 295

Alex Riddell
alex.riddell@cbre.com
07920 467 117

Lambert Smith Hampton

Roxine Foster
rfoster@lsh.co.uk
07834 626 024

Peter Musgrove
pmusgrove@lsh.co.uk
07841 684 906

PROJECT TEAM

UBS
Asset Management

CBRE
Project Manager

METHOD CONSULTING
Mechanical & Electrical Engineer

AWW
Architect

SKELETAL CONSULTING
Structural Engineers

SOL ENVIRONMENT
BREEAM Consultants

GARDINER + THEOBALD
Cost Consultant

CBRE and Lambert Smith Hampton on their behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of CBRE and Lambert Smith Hampton has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. (March 2025)