
3 Rivergate

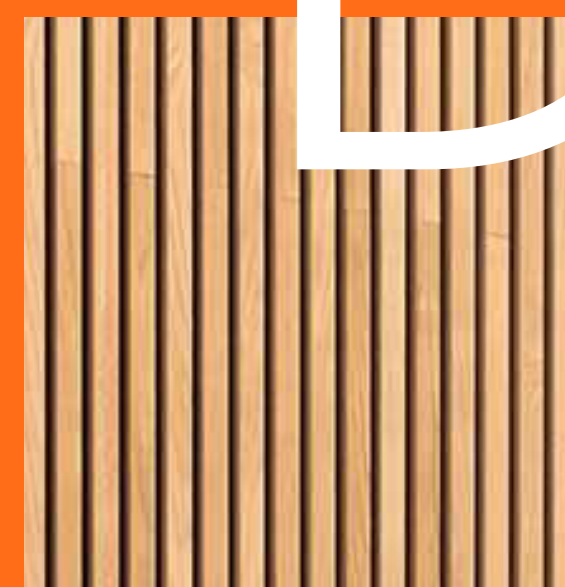
Temple Quay, Bristol

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

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.




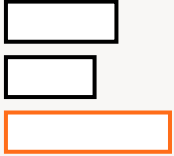
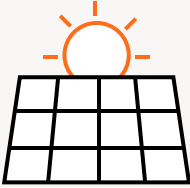
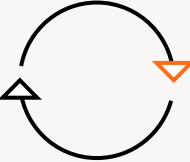

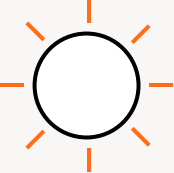
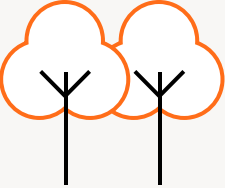
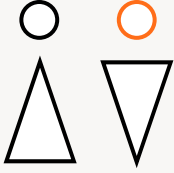


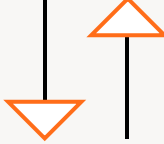
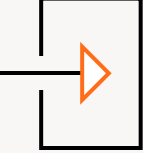


REFINED DESIGN + DETAIL

A brilliantly reimagined
workplace of 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		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		140 secure cycle spaces + 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



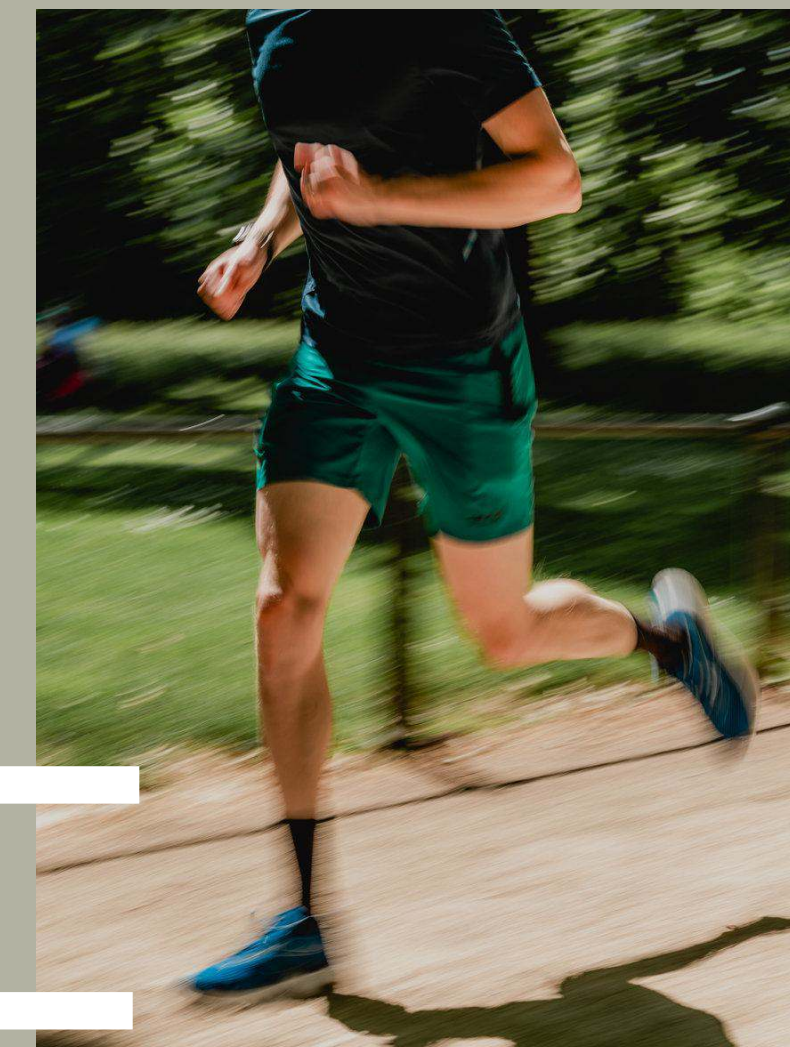


Large and flexible floor plates
finished to a high specification

PLACE

02

PLACE + OPEN SPACE



A pocket of tranquility 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



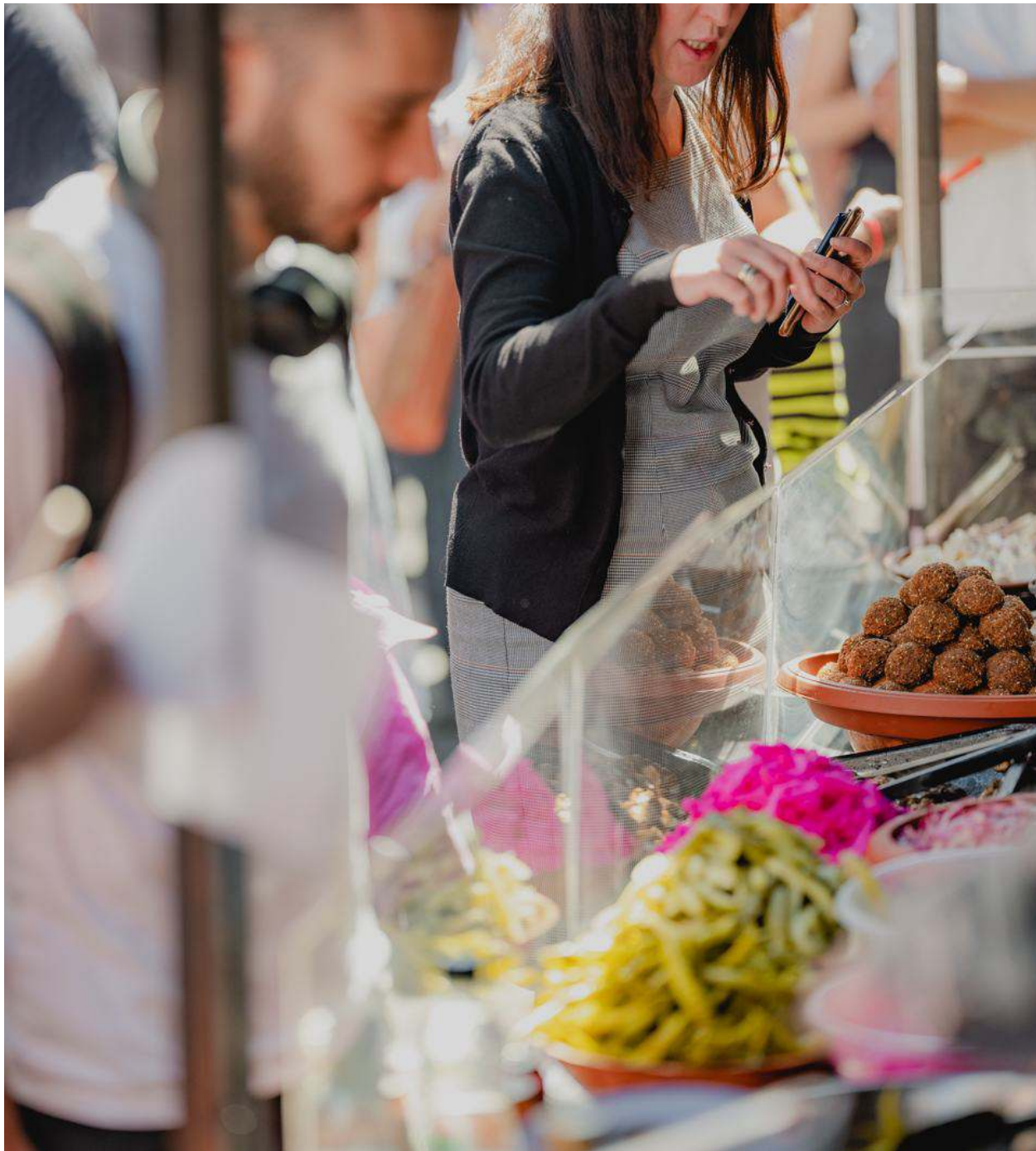
Cabot Circus

10 mins 🚶



Small Goods

4 mins 🚶



Temple Quay food market

1 min 🚶



Castle Park

8 mins 🚶



Spicer and Cole

6 mins 🚶

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

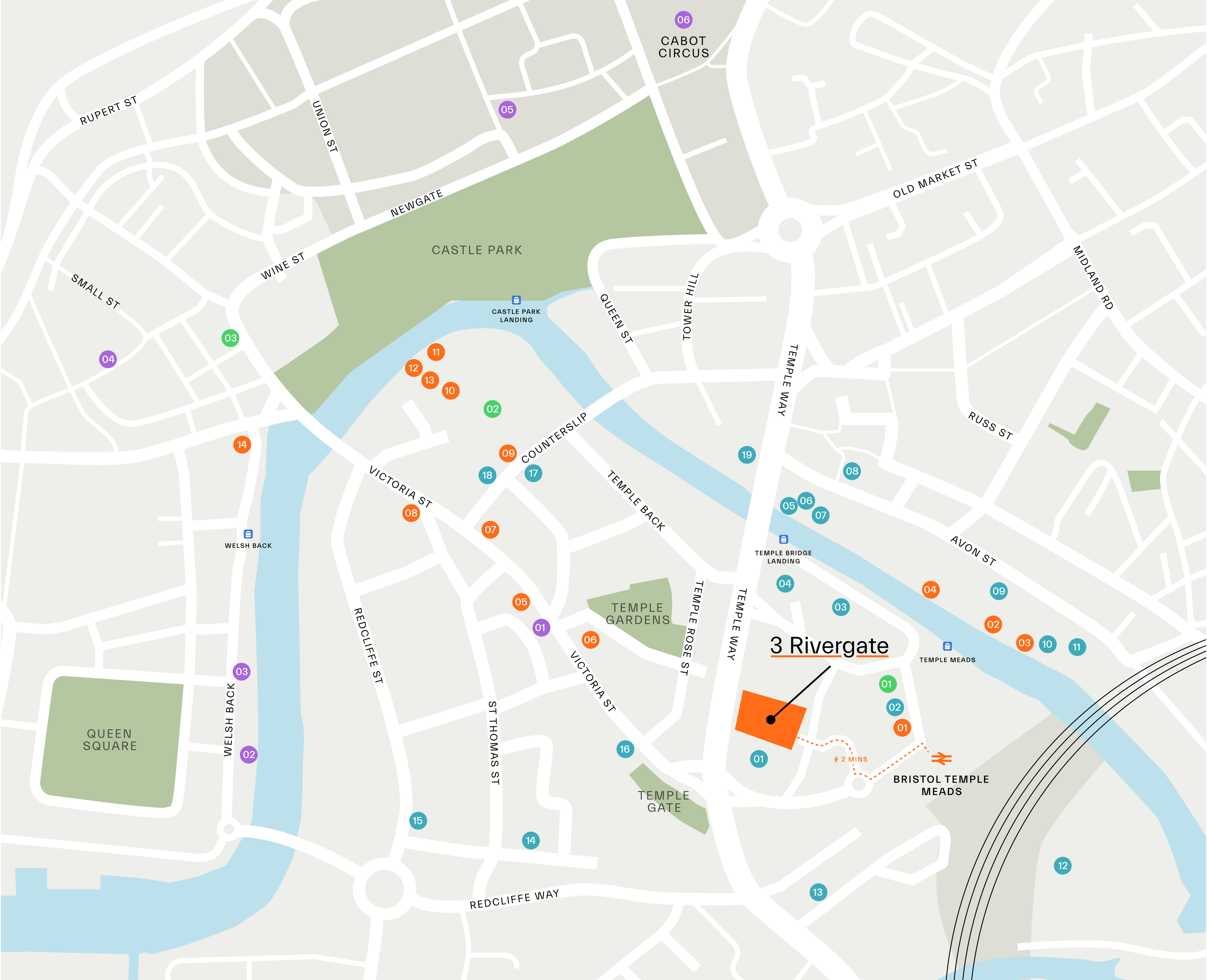
- 01 Hyre
- 02 BoxHall (Coming 2023)
- 03 Workout
- 04 Flight Club
- 05 The Gym Group
- 06 Cabot Circus shopping

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



LOCATION





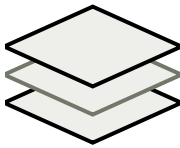
SUSTAINABLE THWELLBEING FOCUSED

An accredited example
of sustainable design.

Where sustainable and renewable take precedence

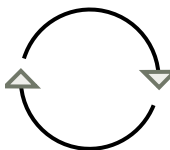
Reused RAF tiles

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



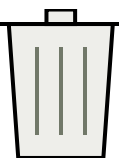
A decarbonised workplace

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



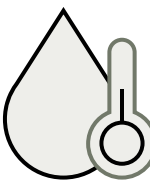
Waste management

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



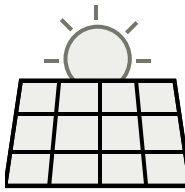
Hybrid VRF system

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



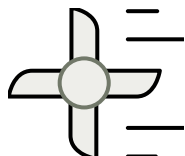
Solar panels

Solar photovoltaic panels will generate electricity onsite from sustainable sources.



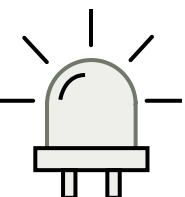
Ventilation systems

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



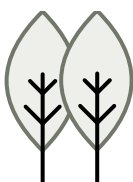
Efficient LED lighting + controls

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

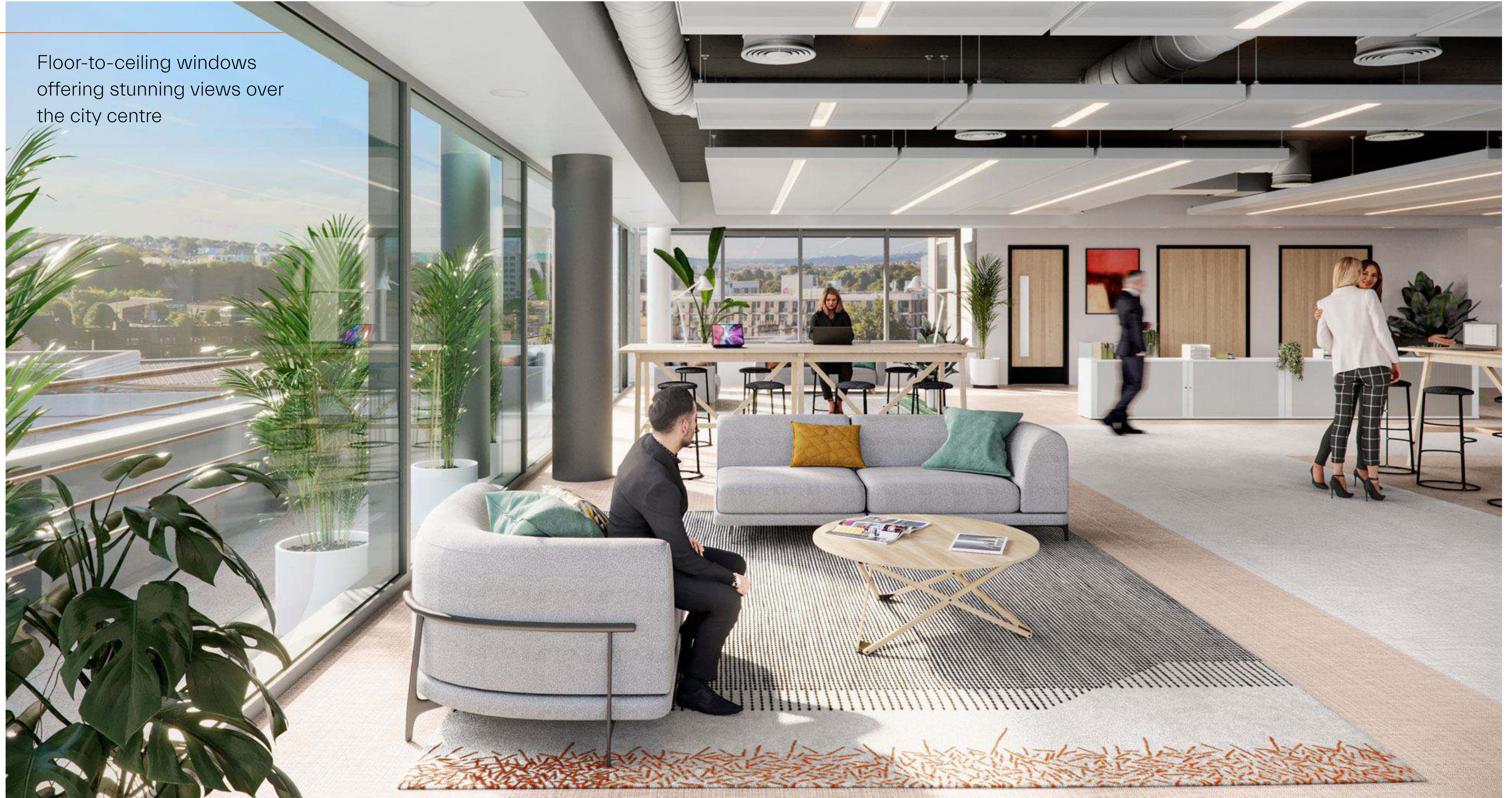


Biodiversity

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



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 A



BREEAM Excellent



WiredScore Platinum



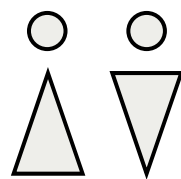
FitWel two star rating



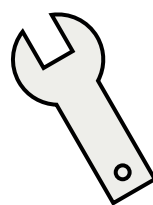


Cycling or running to work reduces pollution, lessens carbon impact and improves health. Cutting-edge bike storage and end-of-journey facilities will ensure 3 Rivergate becomes a 'green commute' workplace.

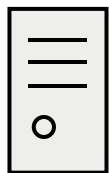
Best-in-class
changing areas with
underfloor heating



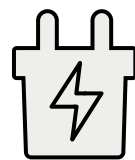
Cycle workshop and
maintenance hub



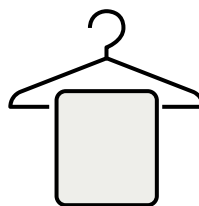
Secure parking
for 140 bikes and
111 lockers



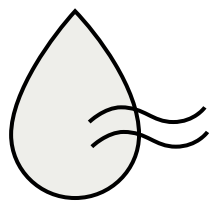
14 EV charging points
(and capacity for 35
more)



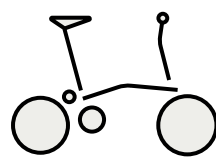
Fresh towel service



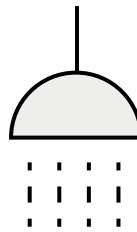
Fully equipped
drying room



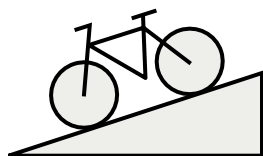
Brompton cycle
hire facilities



Accessible shower,
changing and WC
facilities



Direct ramp access
to cycle park



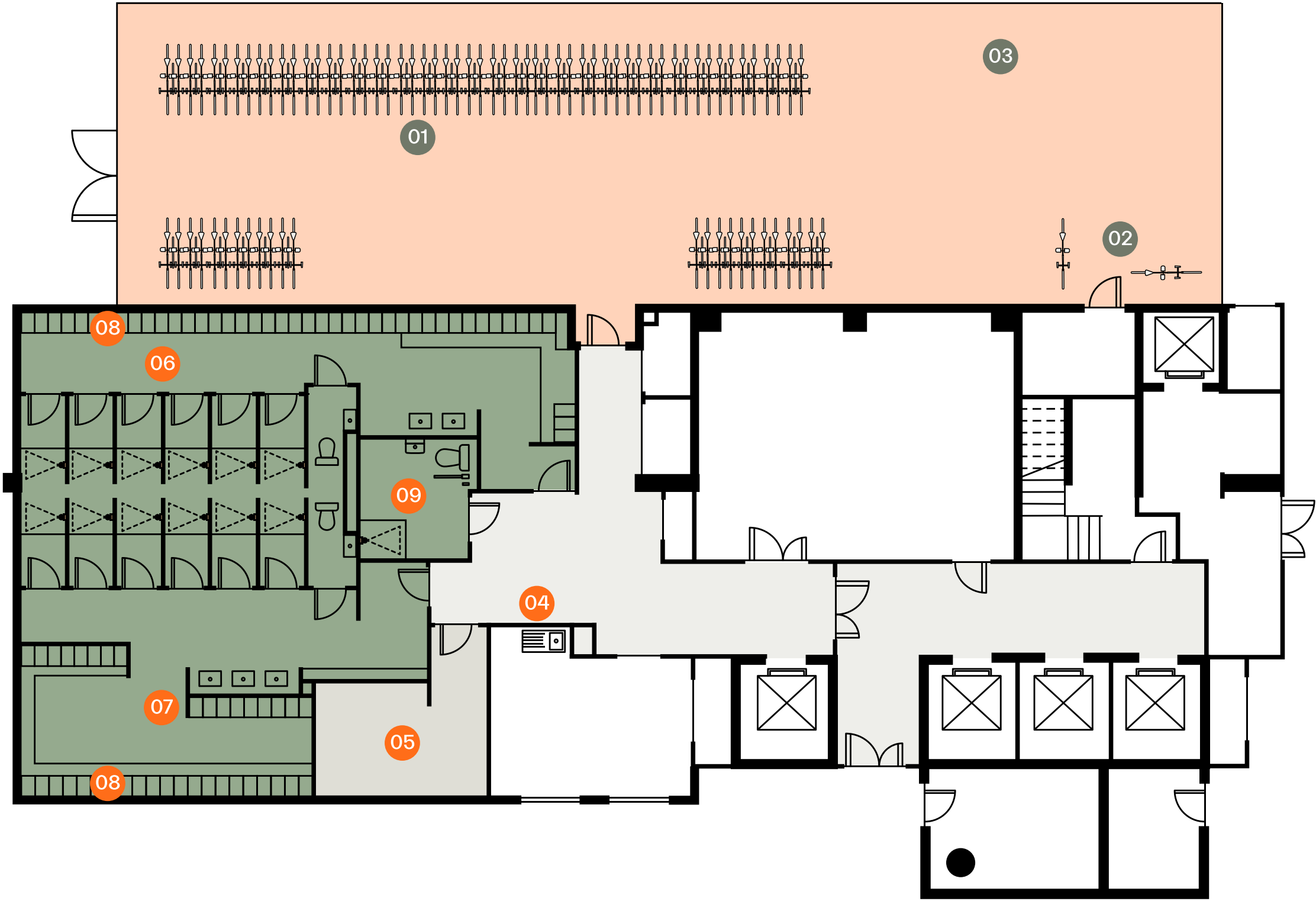
'Hotel style'
Changing facilities



END OF JOURNEY



Considered design to create a warm and welcoming environment.



- 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








Luxury hand care products



Dyson haircare facilities

Schedule of areas

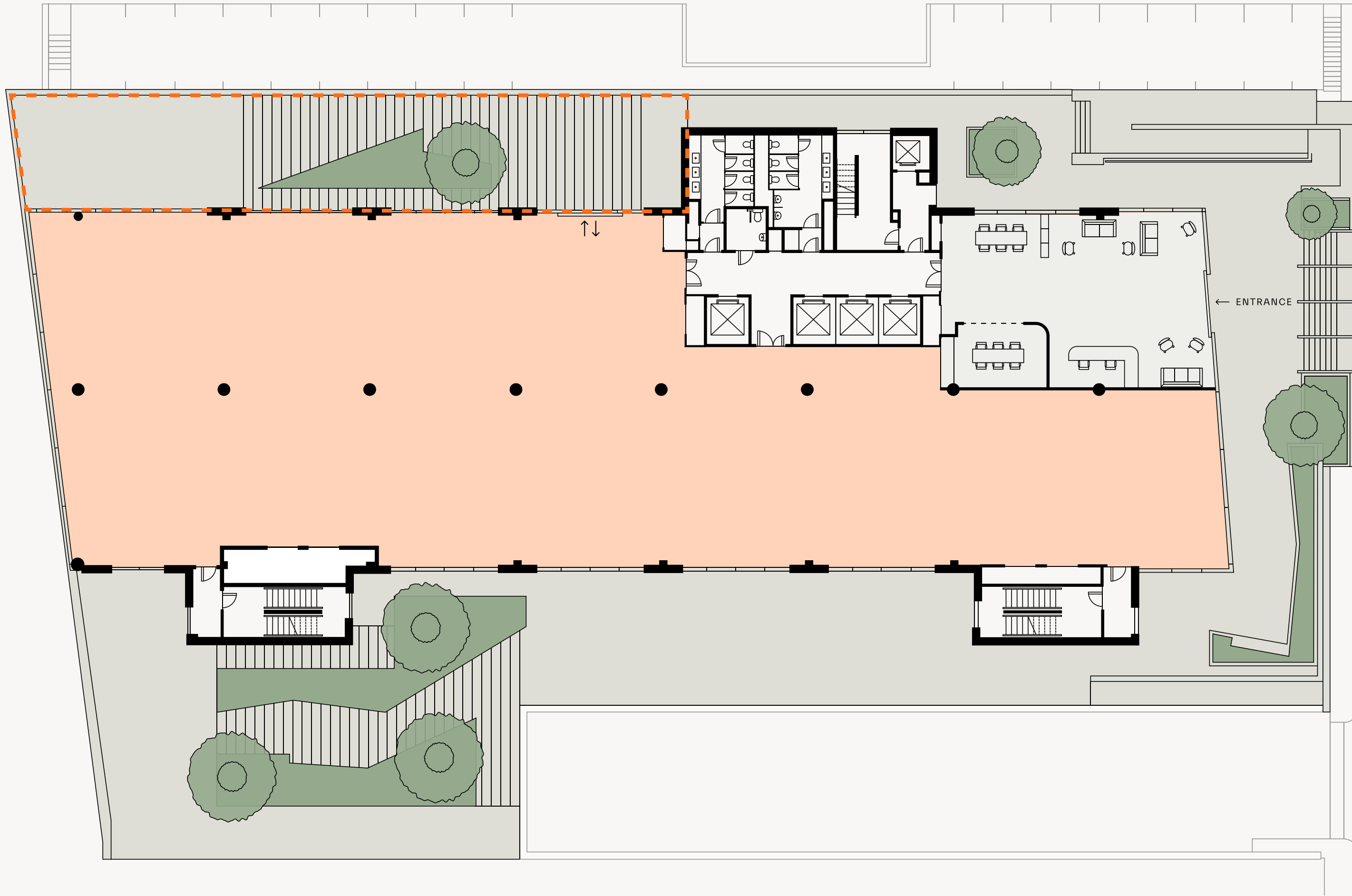
FLOOR	SQ FT	SQ M
Floor 06	10,486	974.2
Floor 05	10,534	978.6
Floor 04	11,279	1,047.8
Floor 03	11,246	1,044.7
Floor 02	11,249	1,045.0
Floor 01	10,605	985.2
Ground floor	9,304	864.4
TOTAL	74,703	6,939.9
Basement	 58  14  140  111  12	



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
Ground floor	9,304	864.4
TOTAL	74,703	6,939.9

Basement 58 14 140 111 12

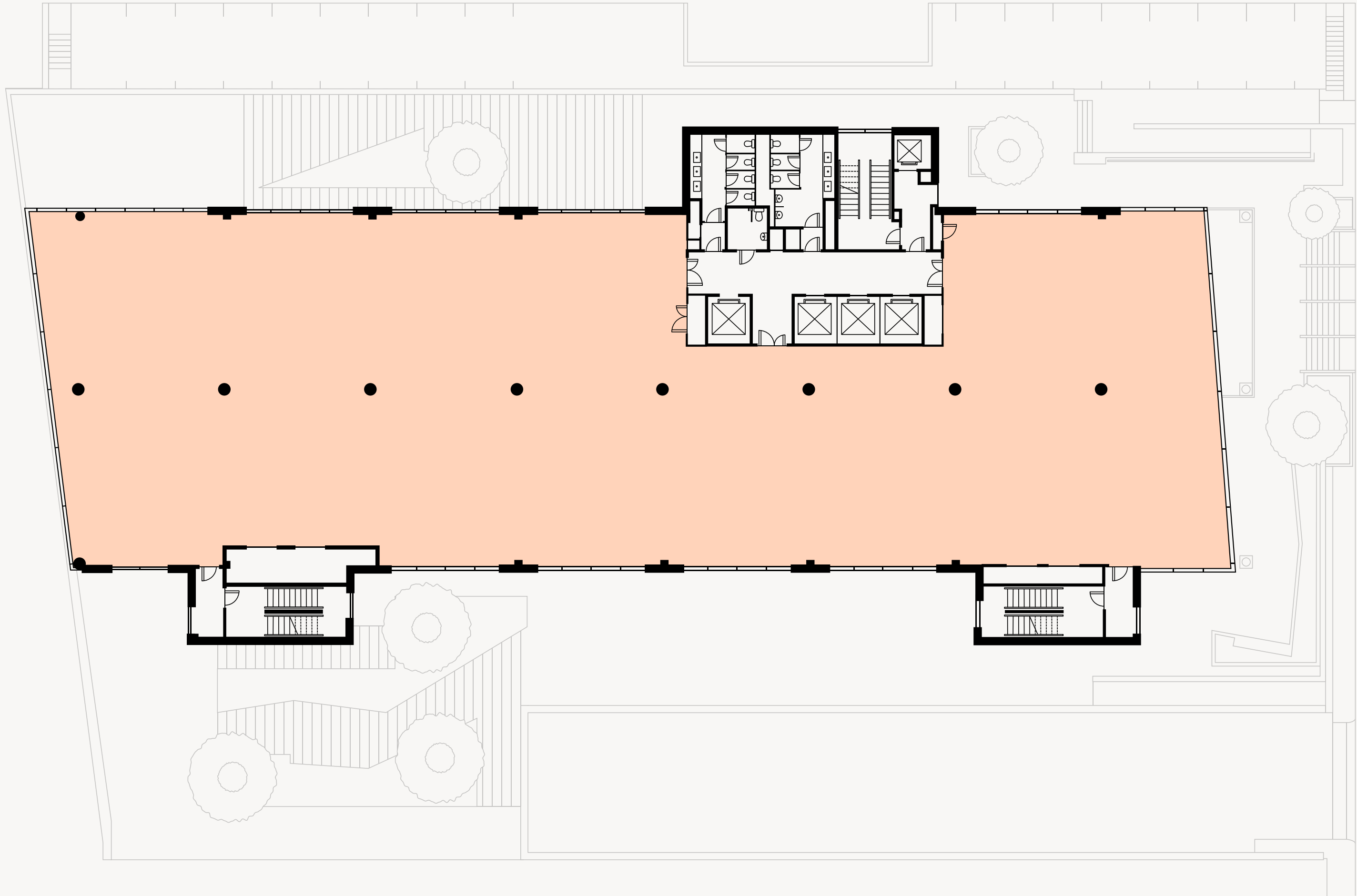


- OFFICE SPACE 9,304 SQ FT
- RECEPTION 1,337 SQ FT
- PRIVATE TERRACE 2,034 SQ FT
- TERRACE

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
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Basement 58 14 140 111 12

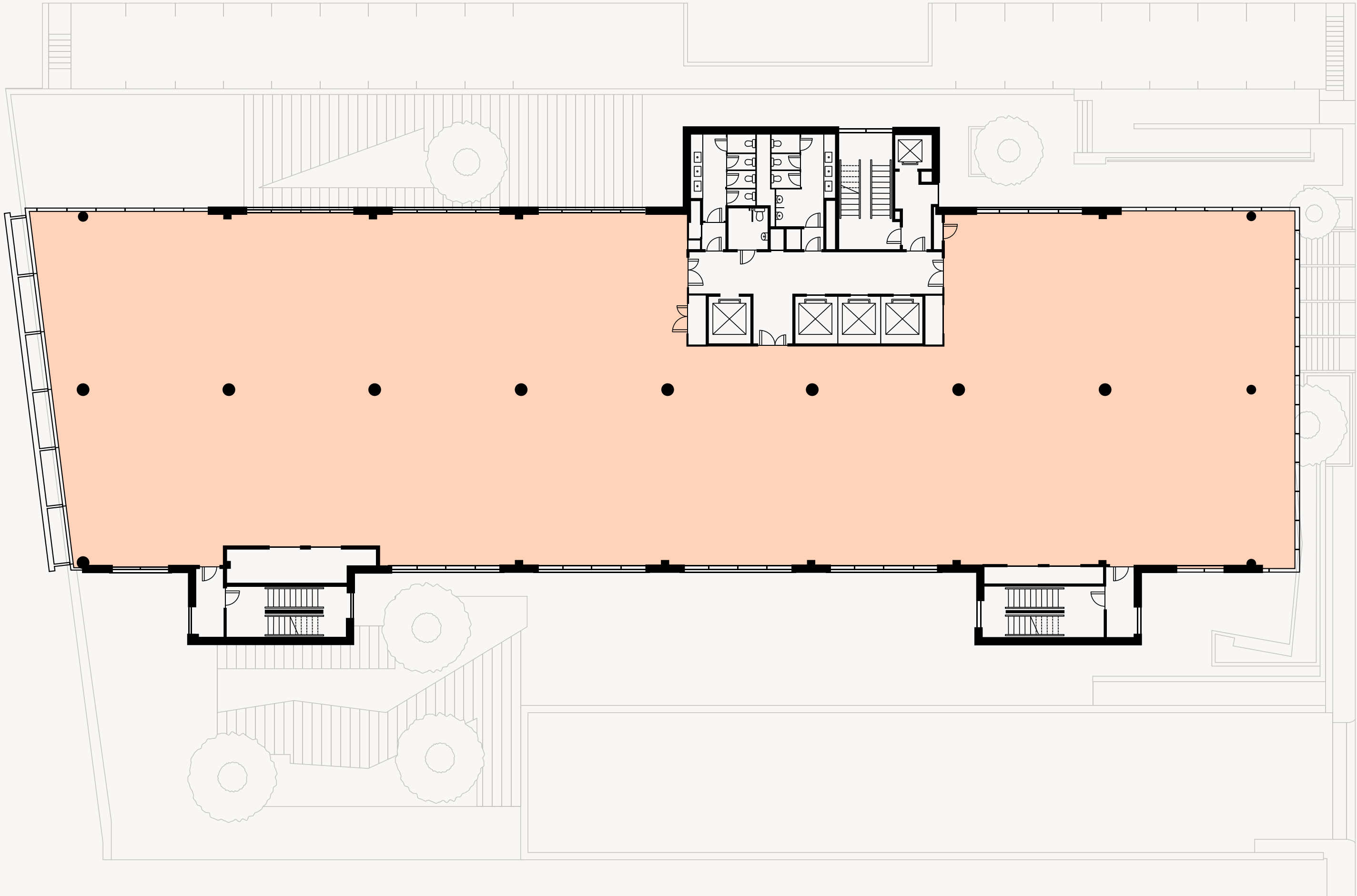


OFFICE SPACE 10,605 SQ FT

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
TOTAL	74,703	6,939.9

Basement 58 14 140 111 12

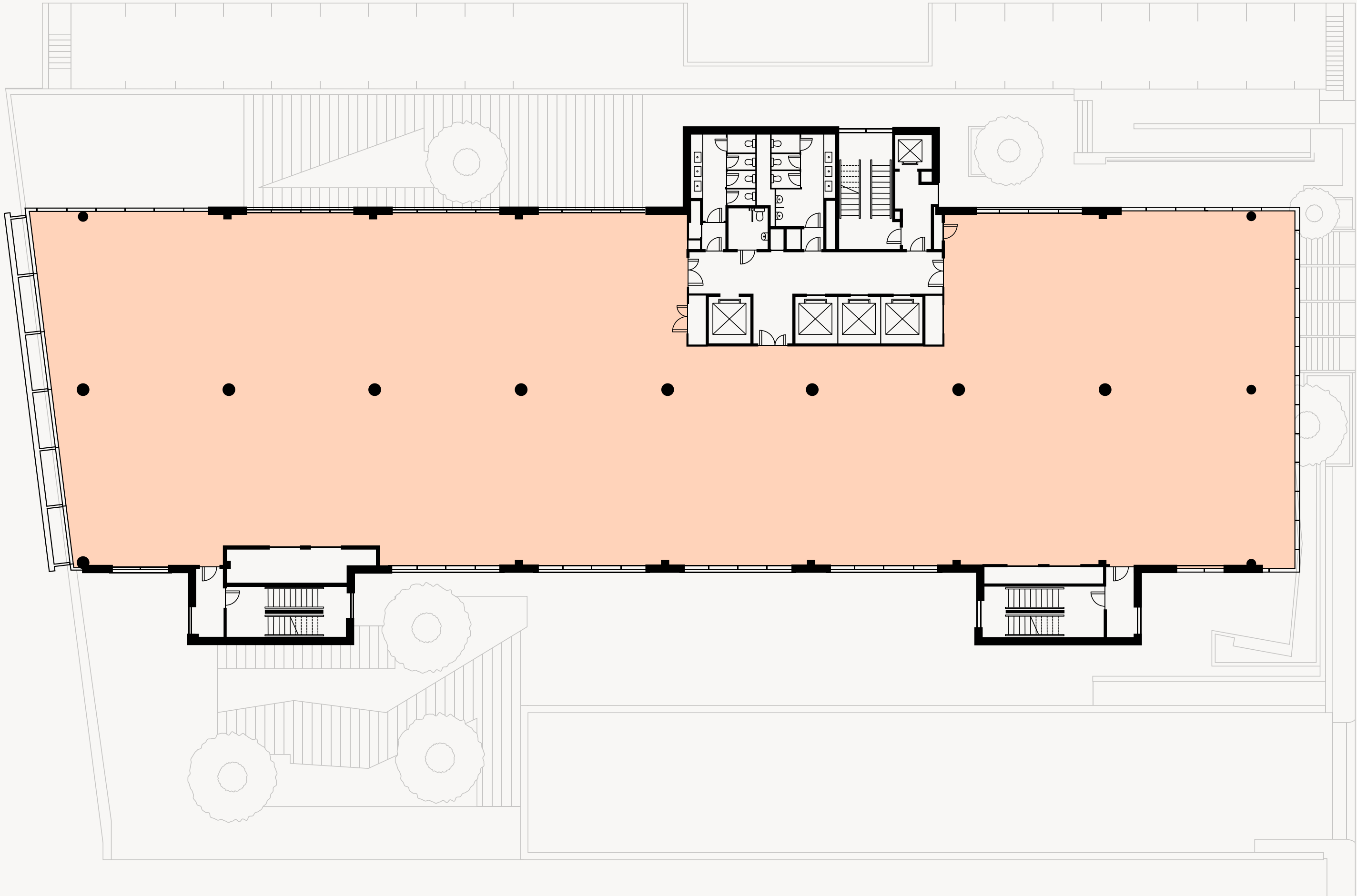


OFFICE SPACE 11,249 SQ FT

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
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
TOTAL	74,703	6,939.9

Basement P 58 14 140 111 12

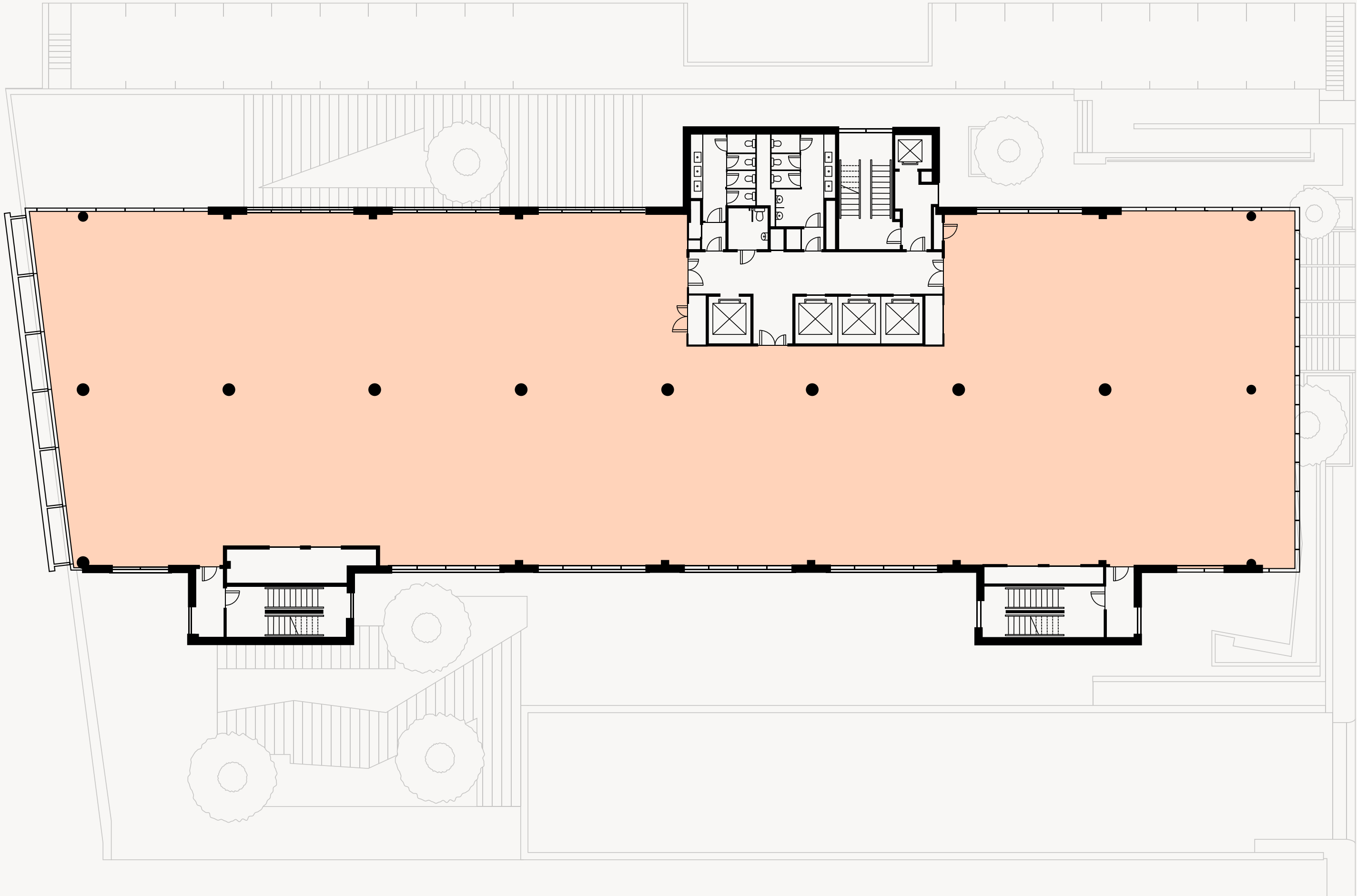


OFFICE SPACE 11,246 SQ FT

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
TOTAL	74,703	6,939.9

Basement 58 14 140 111 12

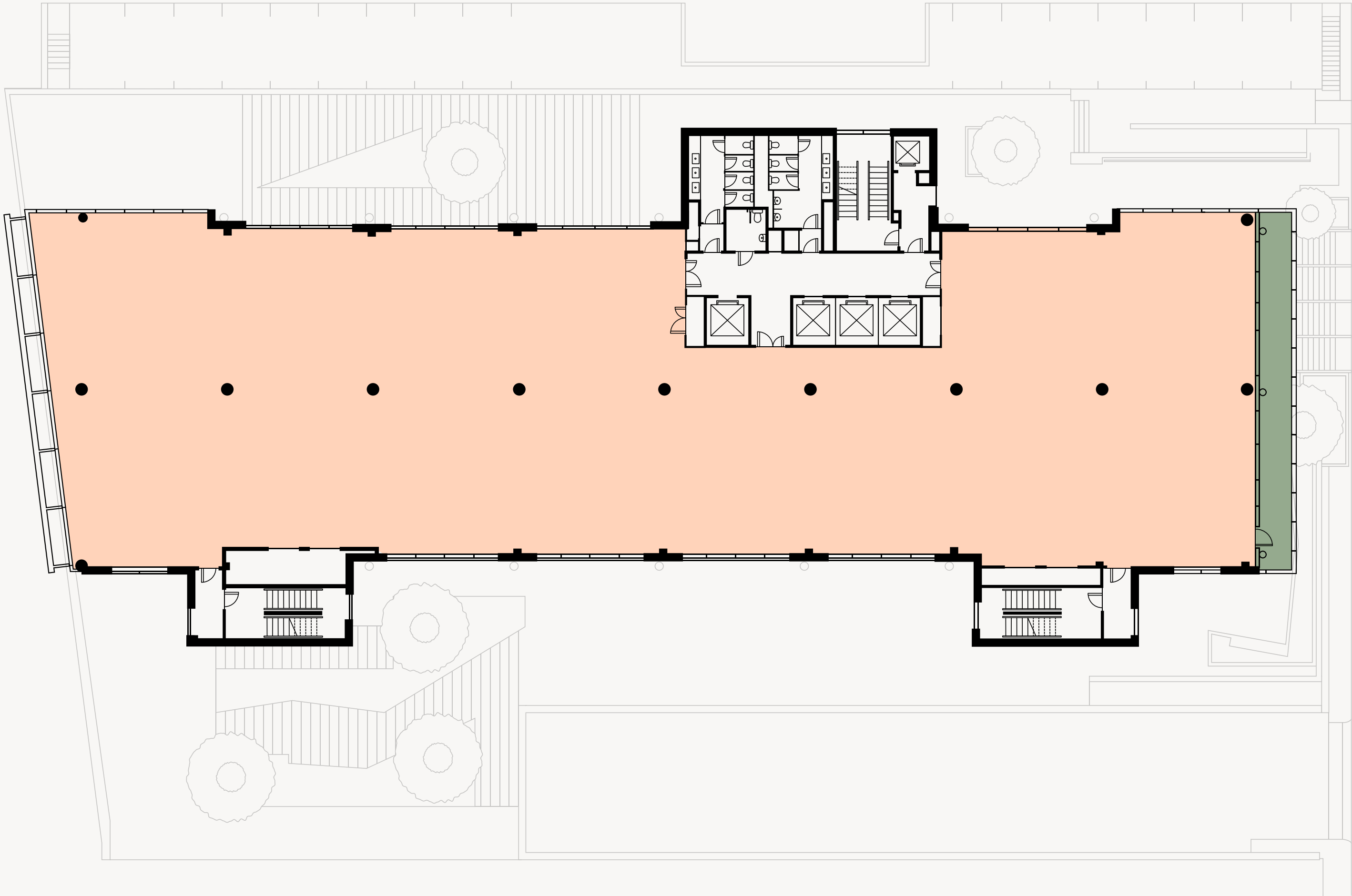


OFFICE SPACE 11,279 SQ FT

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
TOTAL	74,703	6,939.9

Basement P 58 14 140 111 12

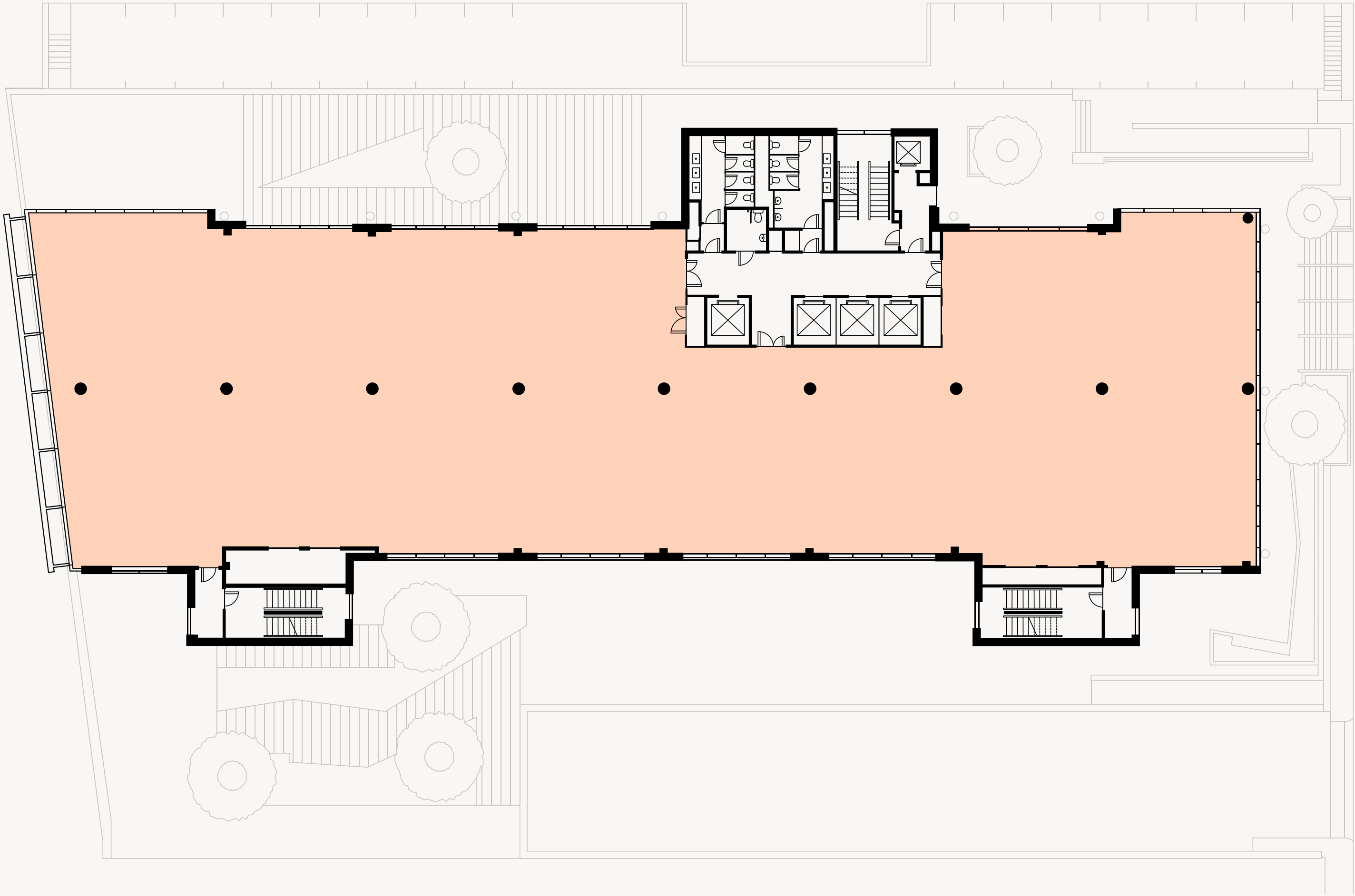


OFFICE SPACE 10,534 SQ FT
TERRACE 377 SQ FT

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
TOTAL	74,703	6,939.9

Basement P 58 14 140 111 12



OFFICE SPACE 10,486 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

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AWW
Architect

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SOL ENVIRONMENT
BREEAM Consultants

GARDINER + THEOBALD
Cost Consultant

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