

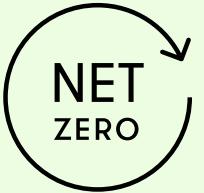
CRESCENT

Temple Back, BS1 6EZ

**A unique workplace with
community and sustainability
at its heart**

20 — 200 desk suites

800 sq ft — 16,000 sq ft

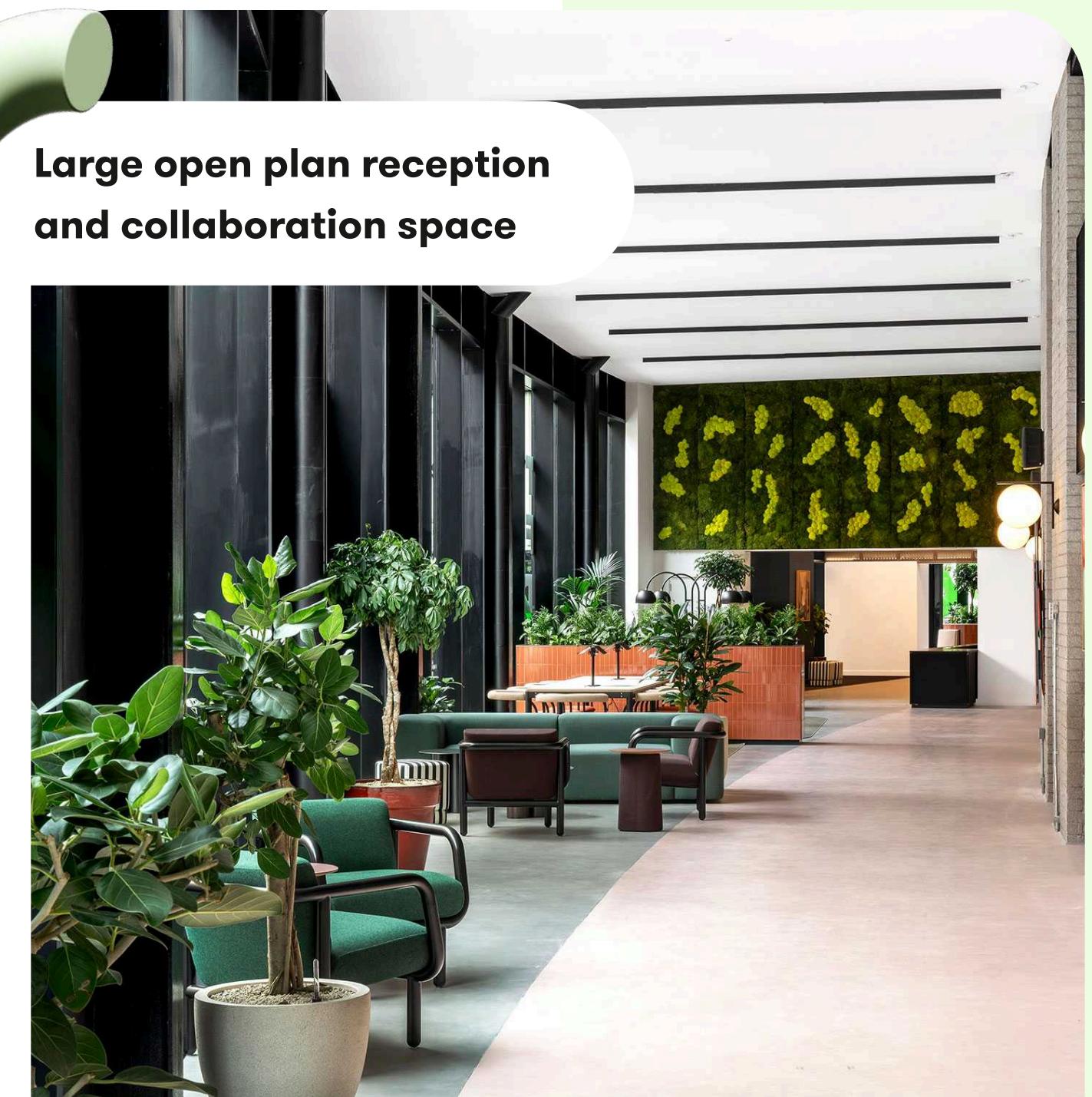


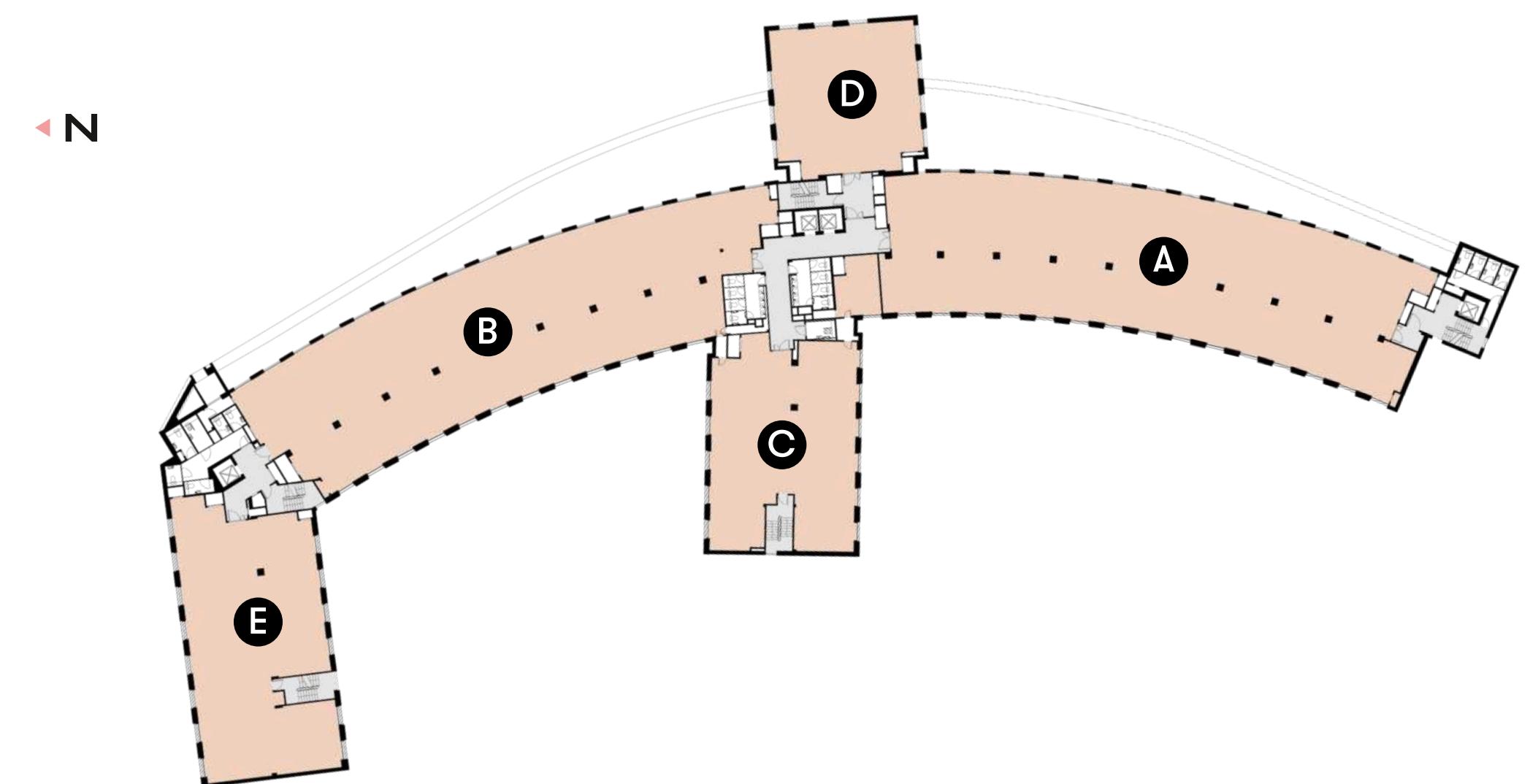
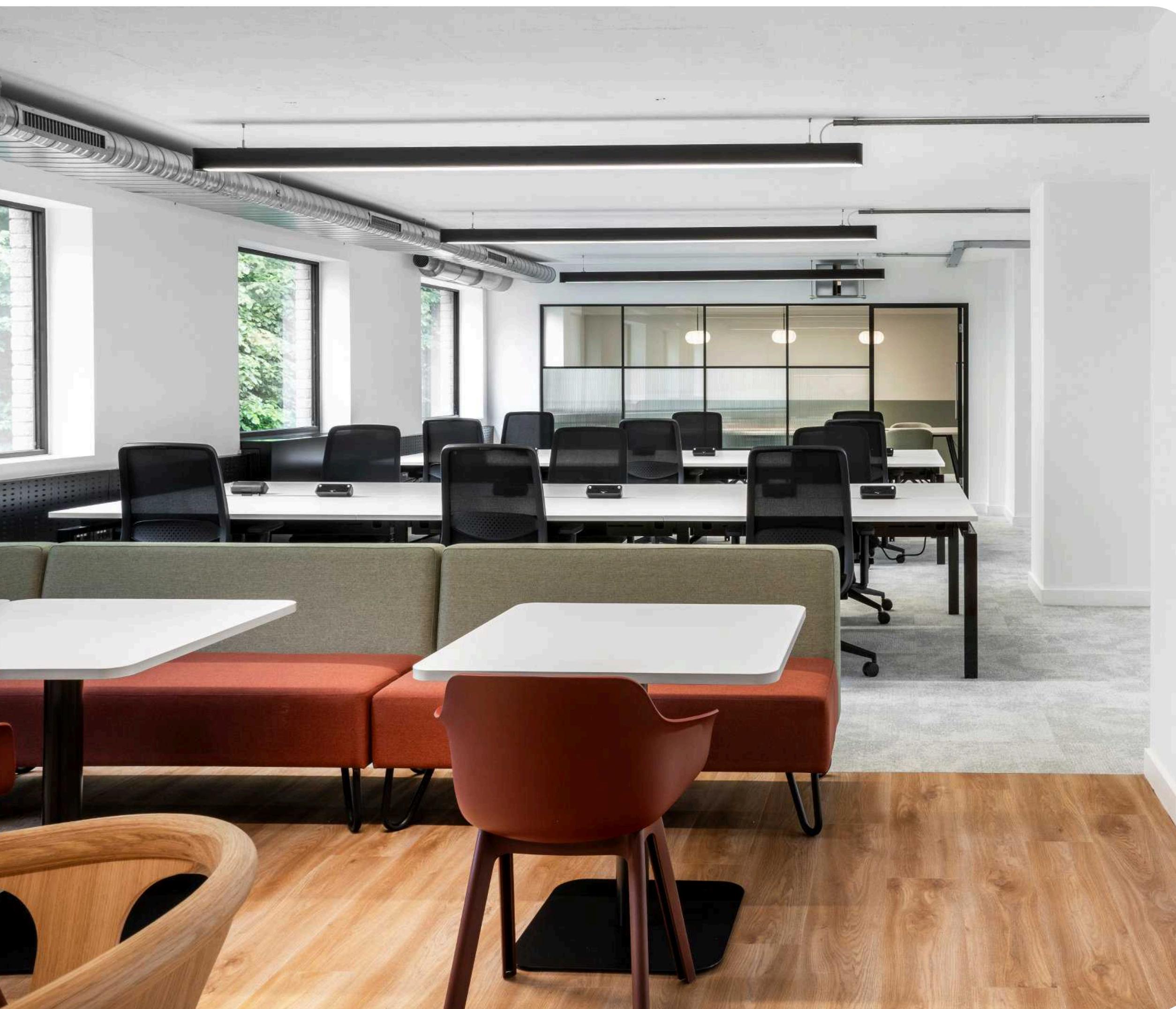
Targeting Net Zero Carbon in
Operation and in construction



Space to meet, greet and collaborate

A new ribbon creates an impressive communal space spanning the entire width of the building, filled with natural light and open areas designed for social meet-ups, breakout sessions, and collaborative work.





| FLOOR | BLOCK A | BLOCK B | BLOCK C | BLOCK D | BLOCK E |
|--------|------------------------|------------------------|------------------------|------------------------|------------------------|
| 5th | | | | | |
| 4th | | 70 Desk 5,625 sq ft | | | |
| 3rd | 80 Desk 6,101 sq ft | 70 Desk 5,651 sq ft | | | |
| 2nd | 80 Desk 6,105 sq ft | 70 Desk 5,652 sq ft | 26 Desk 2,251 sq ft | 20 Desk 1,664 sq ft | 38 Desk 2,803 sq ft |
| 1st | 80 Desk 5,909 sq ft | 70 Desk 5,675 sq ft | | - | |
| Ground | 46 Desk 3,930 sq ft | | - | - | |

*measurements are NIA

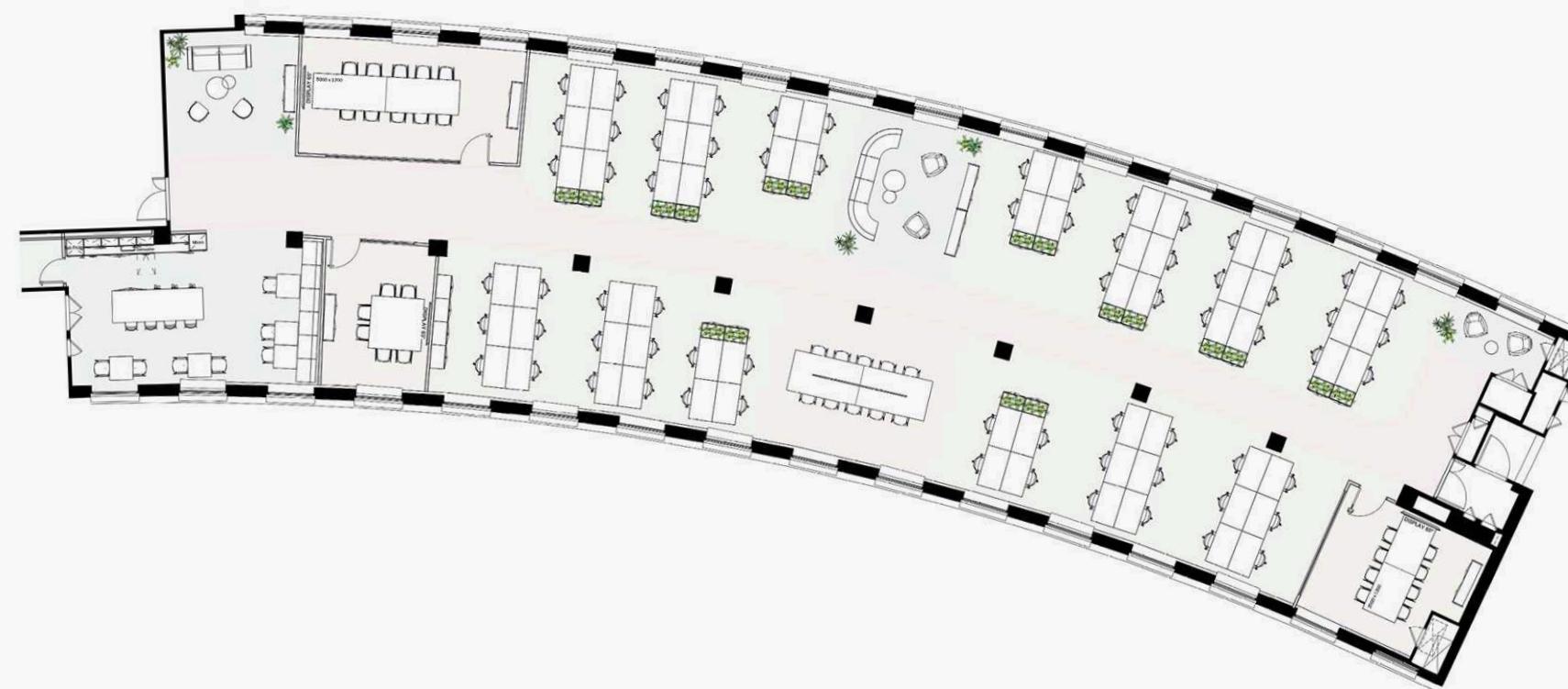
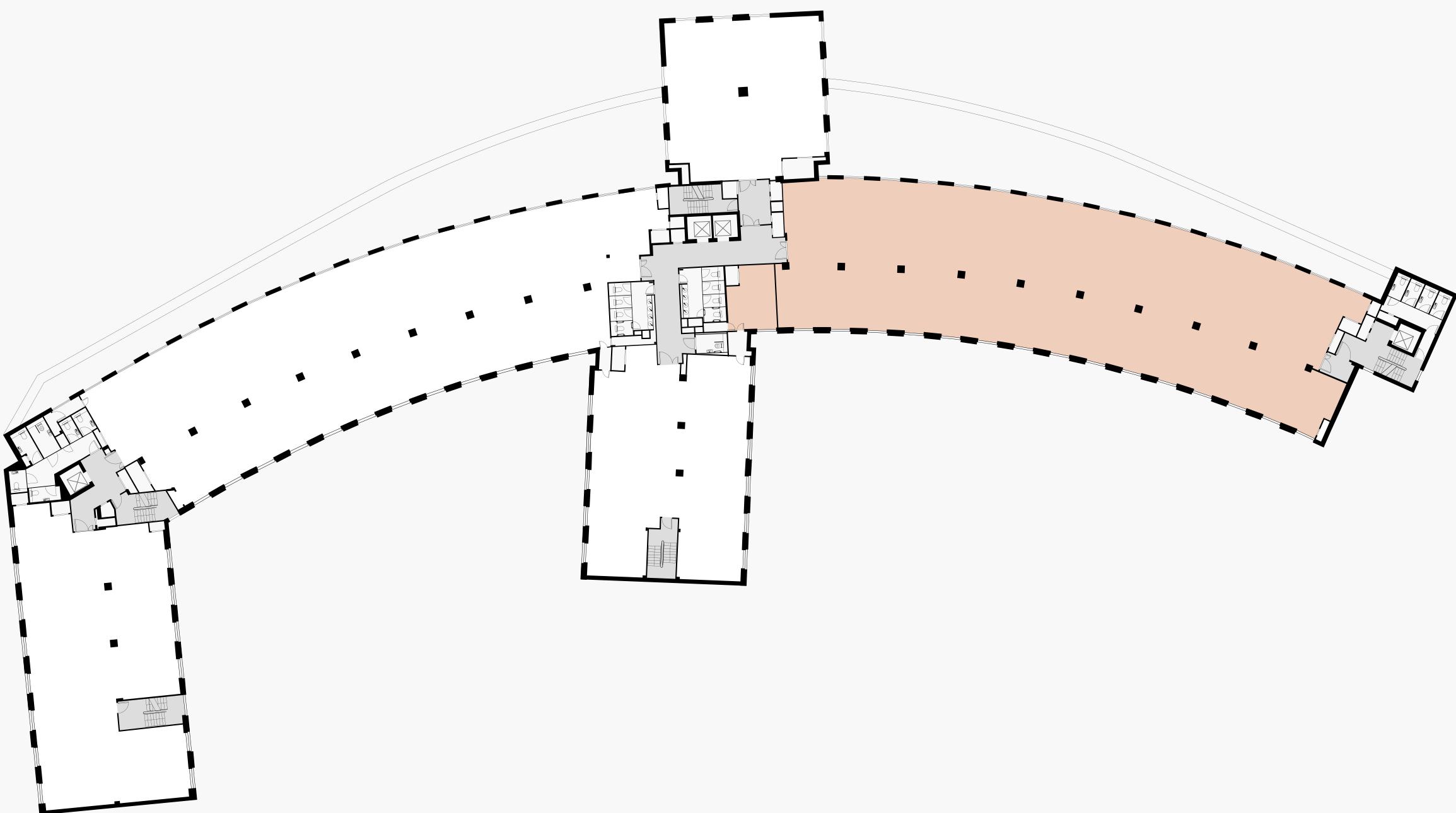
Available Under offer LET

80 desk suite

TYPICAL FLOOR: BLOCK A

6,044 SQ FT / 561.5 SQ M

| | |
|-------------------------|----|
| COLLABORATION DESKS | 10 |
| DESKS (1400mm x 800mm) | 70 |
| 6P MEETING ROOM | 1 |
| 8P MEETING ROOM | 1 |
| 10P MEETING ROOM | 1 |
| TEAPOINT | 1 |
| SOFT LOUNGE | 2 |
| ALTERNATIVE WORKSETTING | 1 |
| PRINT POINT / STORAGE | 2 |



N

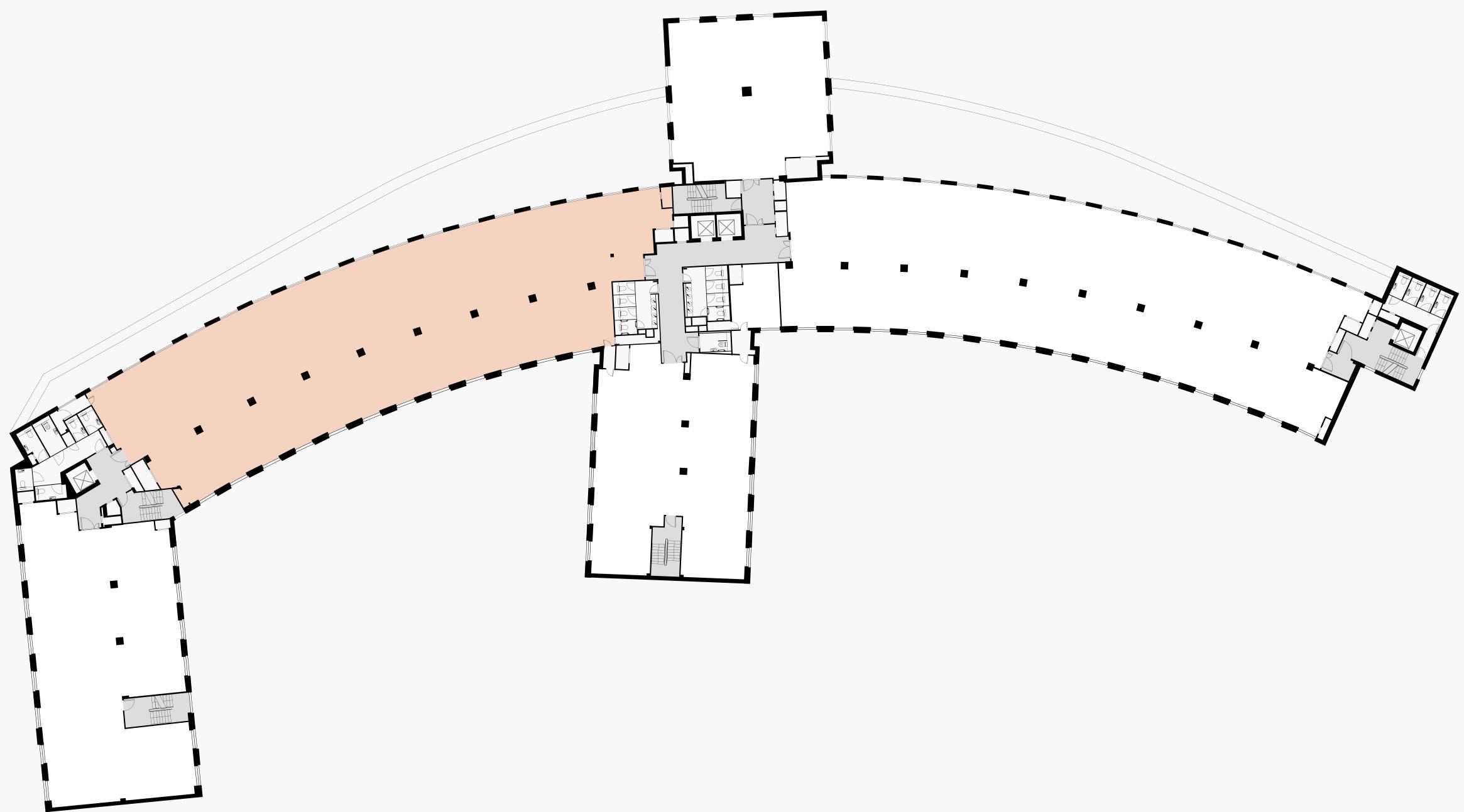
70 desk suite

Available as CAT A

TYPICAL FLOOR: BLOCK B

5,651 SQ FT / 524.98 SQ M

| | |
|--------------------------|----|
| ● DESKS (1400mm x 800mm) | 70 |
| ● 6P MEETING ROOM | 1 |
| ● 8P MEETING ROOM | 1 |
| ● 10P MEETING ROOM | 1 |
| ● TEAPOINT | 2 |
| ● SOFT LOUNGE | 2 |
| ● 10P COLLABORATION AREA | 1 |
| ● PRINT POINT / STORAGE | 2 |



Indicative fitout





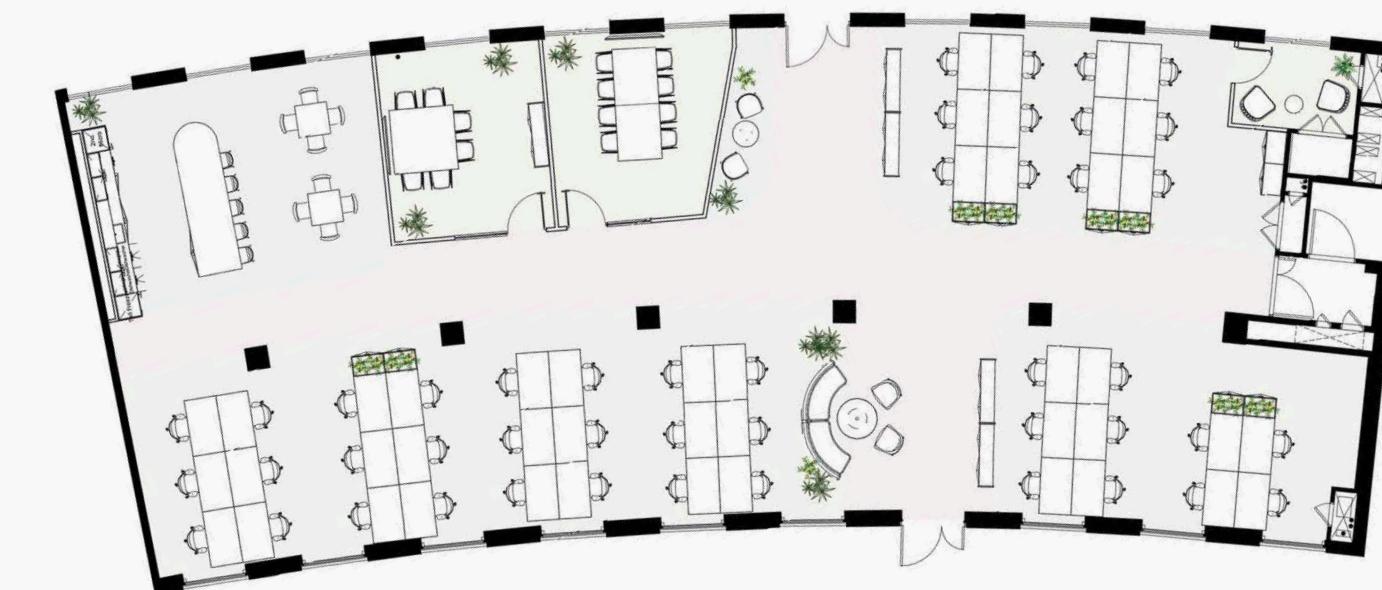
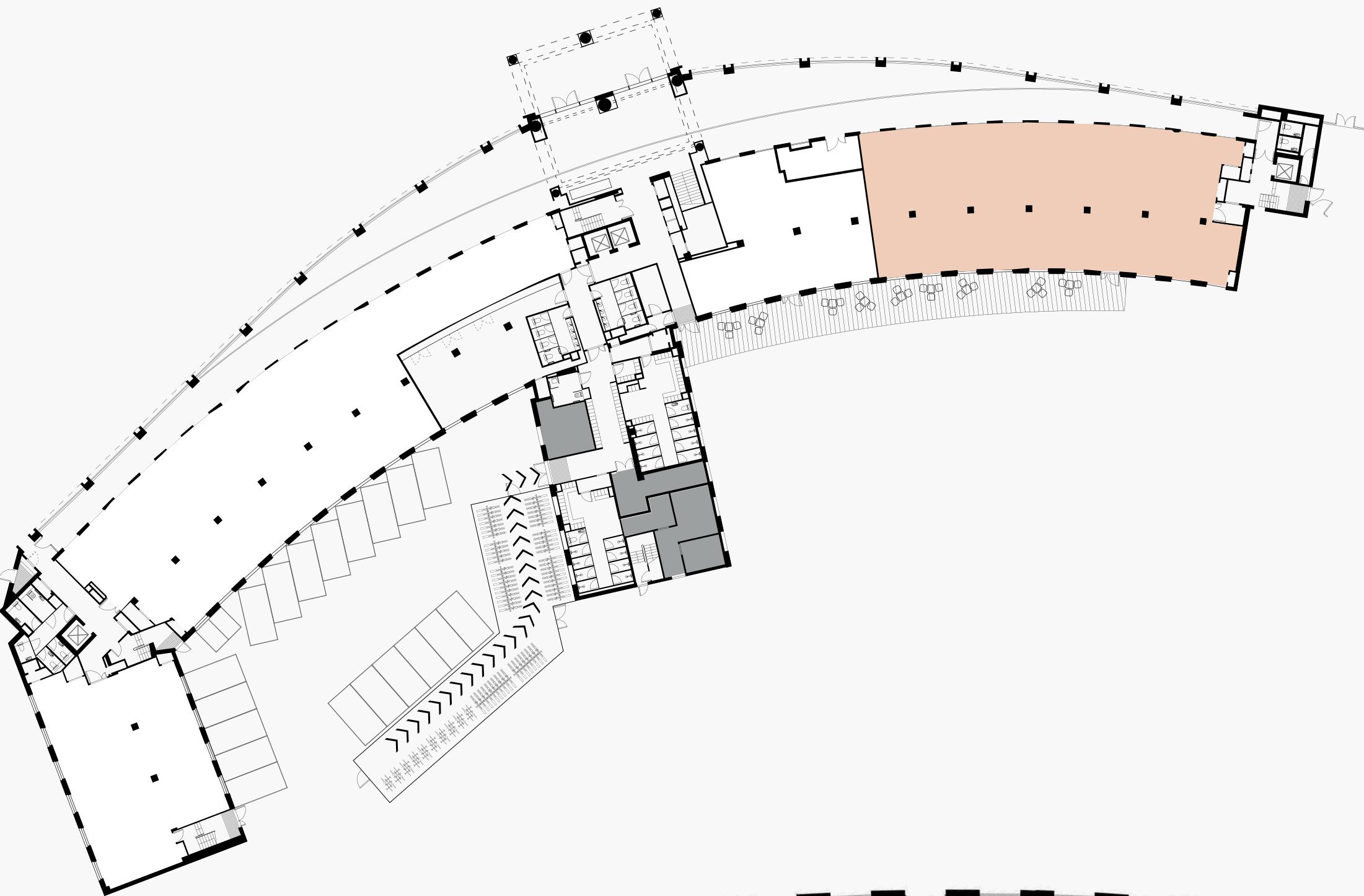
46 desk suite

Available as CAT A

GROUND FLOOR: BLOCK A

3,930 SQ FT / 365.10 SQ M

| | |
|------------------------|----|
| DESKS (1400mm x 800mm) | 46 |
| 1-2-1 ROOM | 1 |
| 6P MEETING ROOM | 1 |
| 8P MEETING ROOM | 1 |
| TEAPOINT | 1 |
| SOFT LOUNGE | 1 |
| ALERNATIVE WORKSETTING | 1 |
| PRINT POINT / STORAGE | 2 |

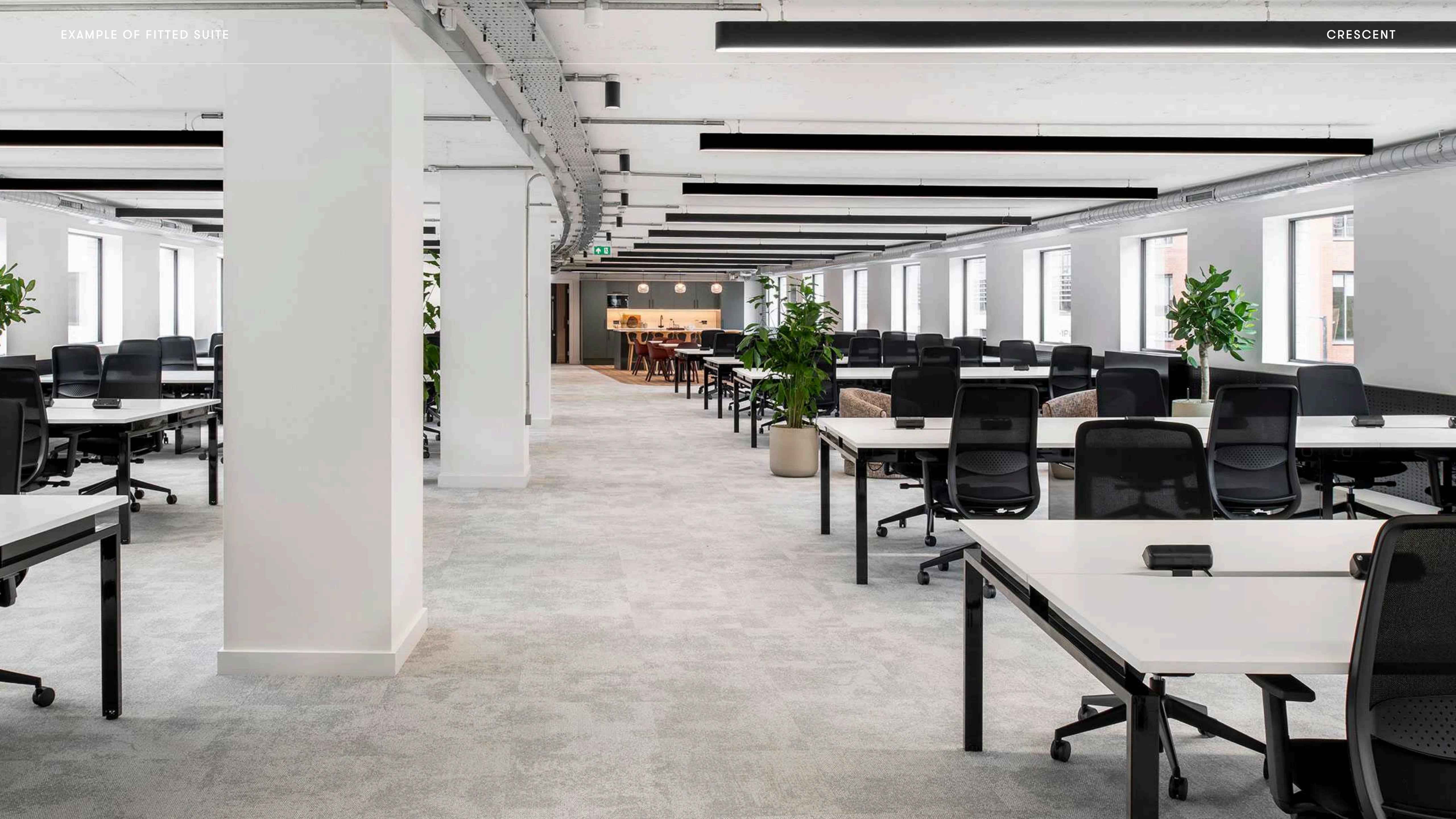


Indicative fitout



EXAMPLE OF FITTED SUITE

CRESCENT



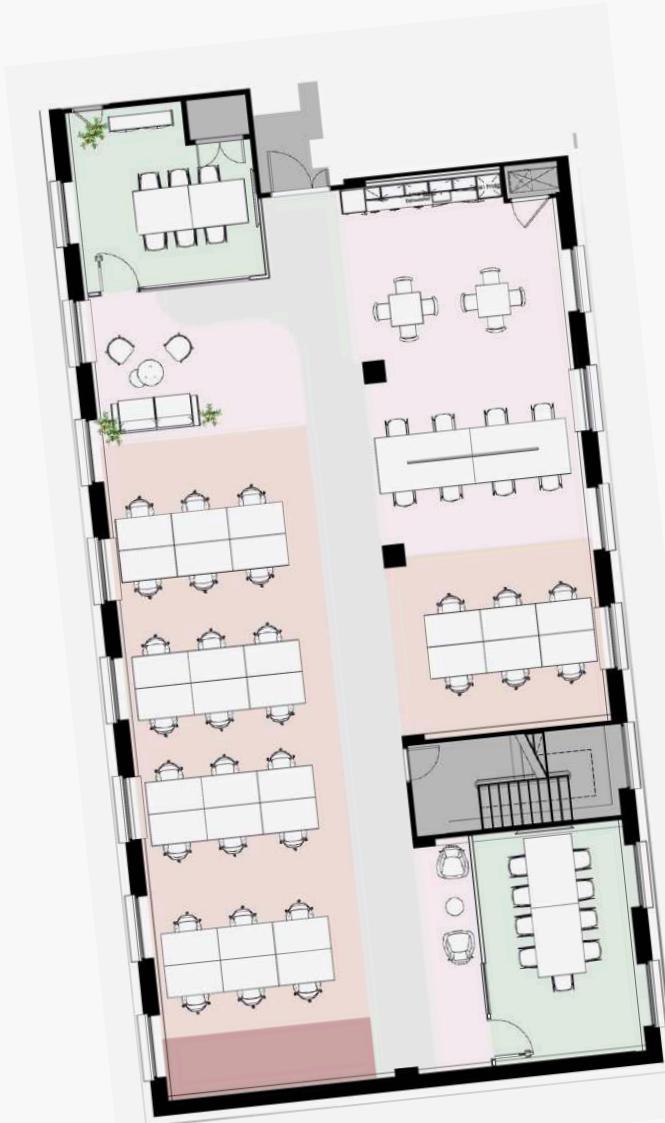
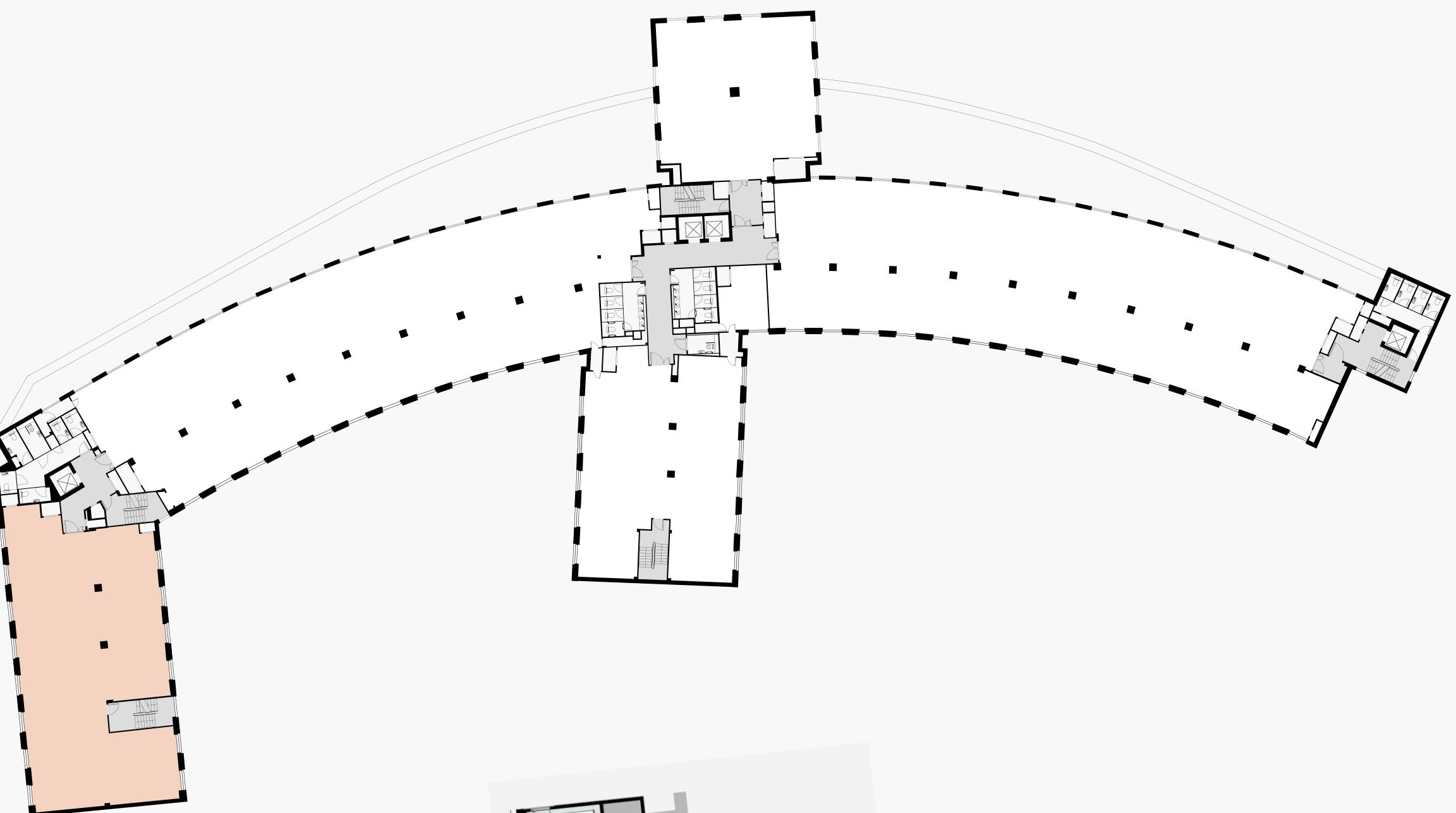
38 desk suite

Available as CAT A

FLOOR 3: BLOCK E

2,808 SQ FT / 260.86 SQ M

| | |
|------------------------|----|
| DESKS (1400mm x 800mm) | 30 |
| COLLABORATION DESKS | 8 |
| 6P MEETING ROOM | 1 |
| 9P MEETING ROOM | 1 |
| TEAPOINT | 1 |
| SOFT LOUNGE | 1 |
| PRINT POINT / STORAGE | 2 |



Indicative fitout

N

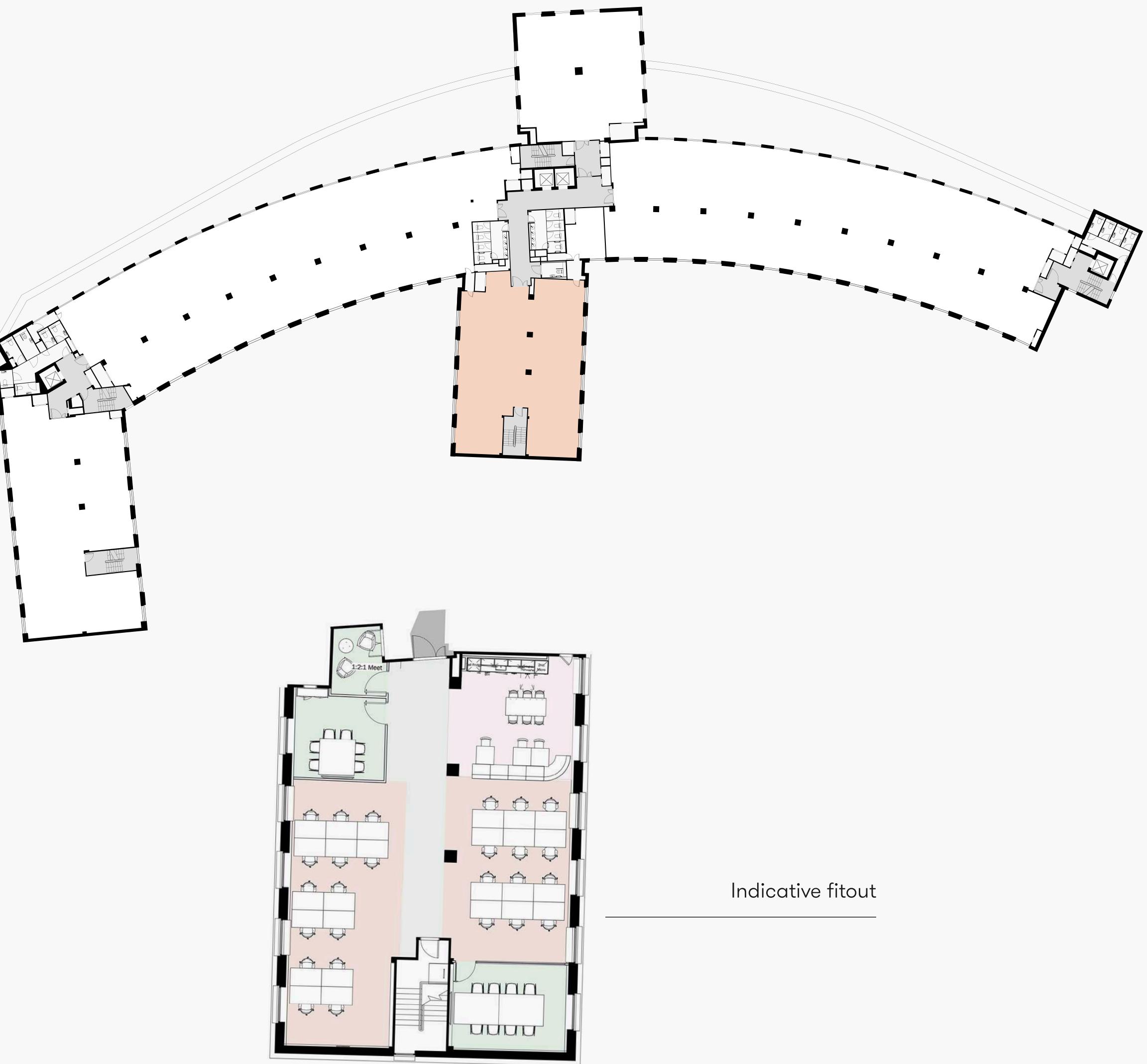
26 desk suite

Available as CAT A

3RD FLOOR: BLOCK C

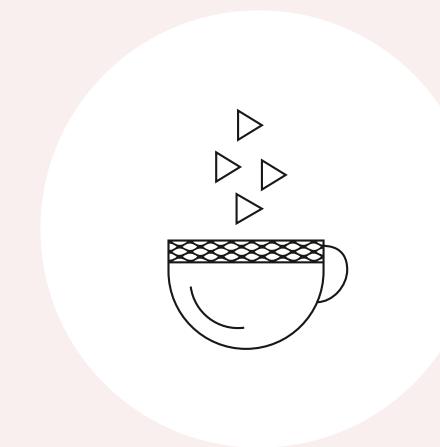
2,256 SQ FT / 209.6 SQ M

| | |
|------------------------|----|
| DESKS (1400mm x 800mm) | 26 |
| 8P MEETING ROOM | 1 |
| 6P MEETING ROOM | 1 |
| WELLNESS / FOCUS ROOM | 1 |
| TEAPOINT | 1 |
| SOFT LOUNGE | 1 |
| PRINT POINT / STORAGE | 2 |

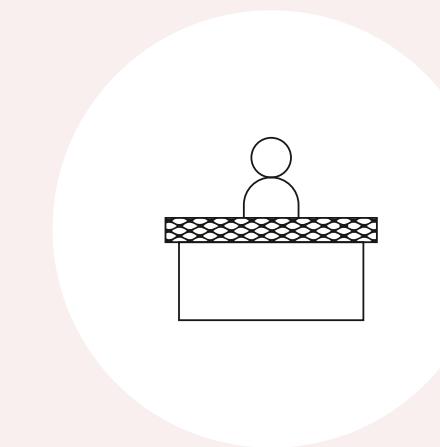




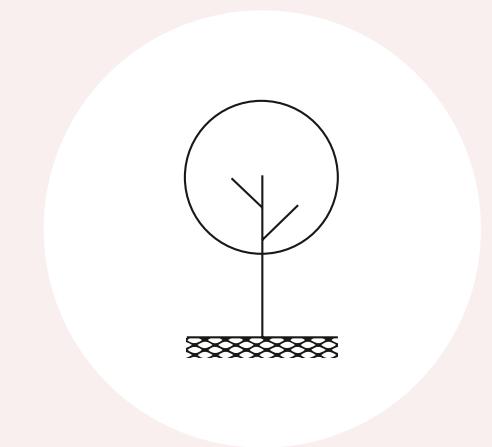
Key features



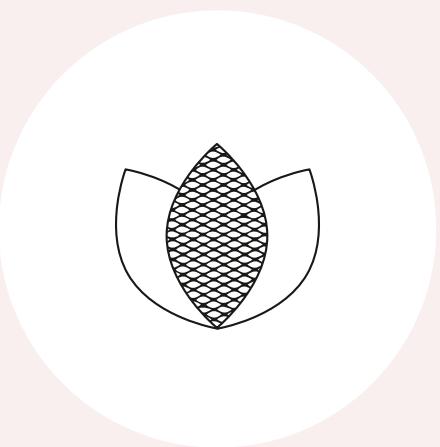
19,400 sq ft of wellbeing, amenity space and private garden



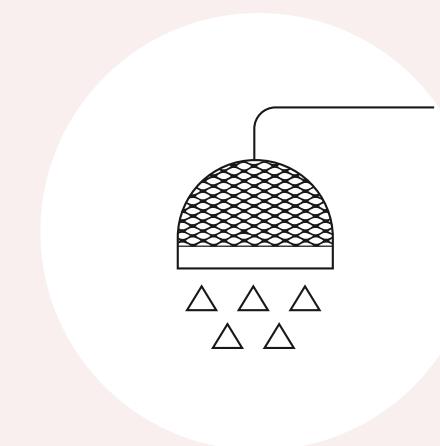
Large open plan reception and collaboration space



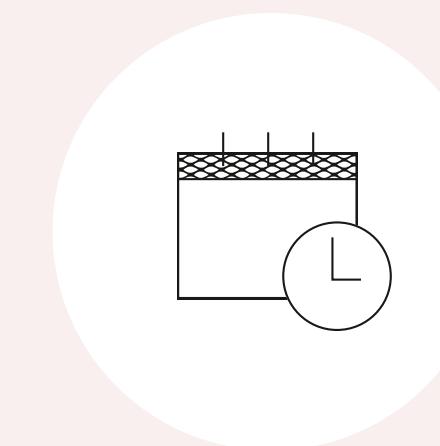
Unique private garden with access to Temple Gardens



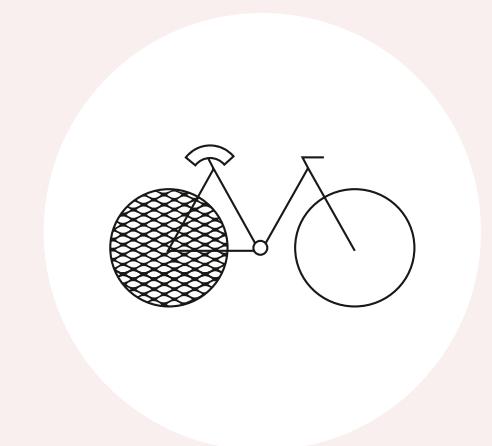
868 sq ft gym and wellness studio



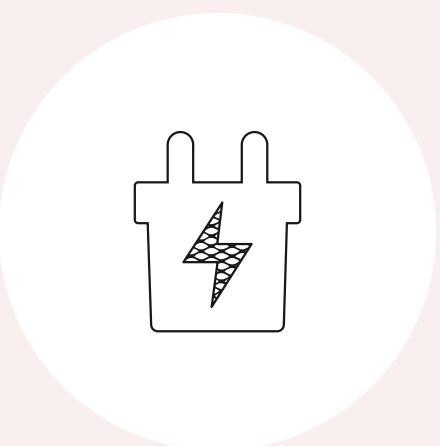
Showers and changing facilities



Events programme run by CEG Life app



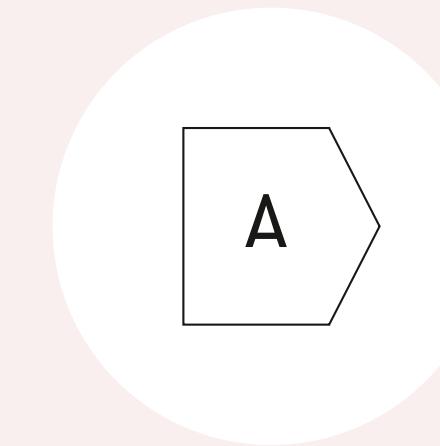
164 cycle spaces and 180 lockers



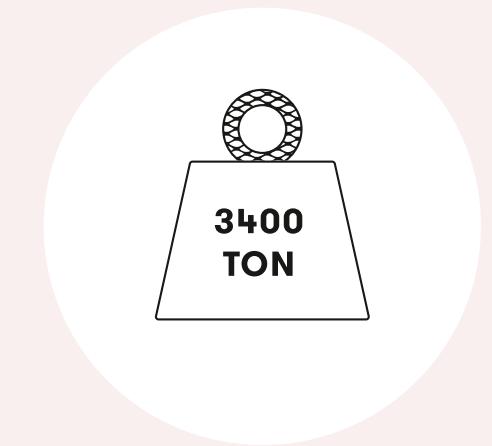
An all-electric building



Targeting Cyclescore Platinum



EPC A



3,400 tonnes of embodied carbon saving



BREEAM Excellent

Building specification

NEW RECEPTION AND RIBBON

- Double height reception area with covered outdoor entrance.
- Level access, fully accessible and inclusive.
- Large open plan reception area and ribbon space connecting north, central and south cores, with full height glazed windows.
- Cafe and seating area connected to the rear garden area.
- Access to private Crescent garden with decking and outdoor seating area from café.
- Biophilic design with entrance area planting and seating externally, and high-quality planting to rear garden and green moss walls within ribbon.
- Secure access: speed gates, smart technology and touch-less access control.
- 24 hour building access and management.

TENANT AMENITIES

- 47 covers in the internal café area with additional seating option within the ribbon spill out area.
- Access to 868 sq ft fitness studio space on the Ground Floor close to showers, changing rooms and lockers. Classes, timetable and booking available through the CEG Life app.
- 5,631 sq ft ribbon & collaboration area with full height glazing throughout for maximum daylight.
- Private, landscaped garden with terrace and direct access into Temple Gardens.
- Private and secure cycle access at the rear of the building to bike storage, showers and changing rooms.
- End of Journey facilities with 17 showers and 180 lockers.
- CEG Life app for community events and bookings.
- CEG onsite management team for front of house, concierge and all health and safety aspects.

PARKING FACILITIES

- 19 car parking spaces, 4 EV charging points (power capacity to extend to all spaces) and 5 motorcycles spaces.

FACADE, SHELL AND CORE

- Newly insulated external walls.
- New high-performance glazing.
- 3200 tons of embodied carbon saved by using existing shell and core.

OFFICE FLOORS

- Ceiling mounted fan coil units perimeter services and LED lighting.
- VRF heating and cooling system.
- Perimeter power and data to all floors.

CYCLE PROVISIONS

- 164 cycle spaces including 144 secure, covered cycle hub and 20 Sheffield stand spaces within premises.
- Cycle repair station within cycle hub.
- Electric bikes and electric scooter charging points.
- Cycle repair & maintenance hub.

TARGET ACCREDITATIONS

- Net Zero Carbon in Operation
- Net Zero Carbon in Construction
- BREEAM Excellent
- EPC A
- Wiredscore platinum
- Cyclescore platinum



**Base your
business in
Bristol's vibrant
and connected
city centre**

- Temple Meads station ————— 5 mins
- Street food at Finzels Reach ————— 3 mins
- Temple Quay cafes and market ————— 4 mins
- Shopping at St Nicholas Markets ————— 8 mins
- Cabot Circus ————— 8 mins



Bristol's most transformative office building



Let's talk

savills

Chris Meredith

cmeredith@savills.com
0117 910 2216
07870 999 732

Harry Allen

hrallen@savills.com
0117 910 2356
07807 999 440

Sam Williams

sam.j.williams@savills.com
0117 910 0310
07811 762491

Carter Jonas

Kate Richardson

kate.richardson@carterjonas.co.uk
0117 363 5699
07342 701 095

Andrew Hardwick

andrew.hardwick@carterjonas.co.uk
0117 363 5694
07771 820 053

Aerin Thomas

aerin.thomas@carterjonas.co.uk
0117 922 1222
07990 558 726



crescentbristol.co.uk

Temple Back, BS1 6EZ

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