

# HALO

FINZELS REACH BRISTOL



LETTING TO



**Deloitte.**

**8,200** sq ft  
REMAINING



## AN OFFICE BUILDING WITHOUT EQUAL

HALO is designed with people and business in mind. A space where light will flood into the stunning double-height reception, full height central atrium and outstanding office space. Where exterior views will compete with Halo's internal panoramas. Where state of the art technology and innovative thinking has created one of the UK's most sustainable office building.

GRADE 'A' OFFICE DEVELOPMENT OF 116,133 SQ FT

BREEAM 'OUTSTANDING' CERTIFICATION



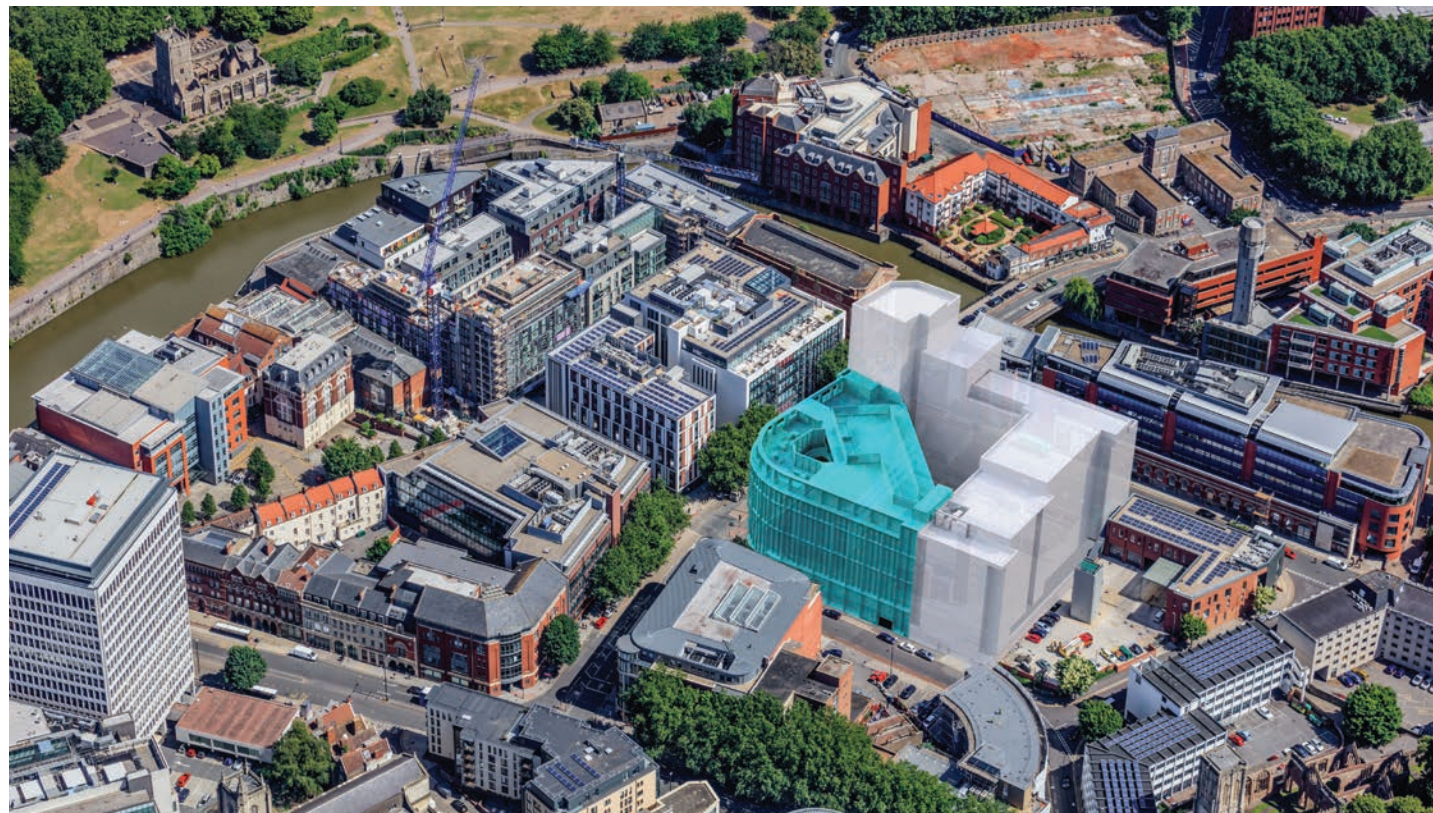
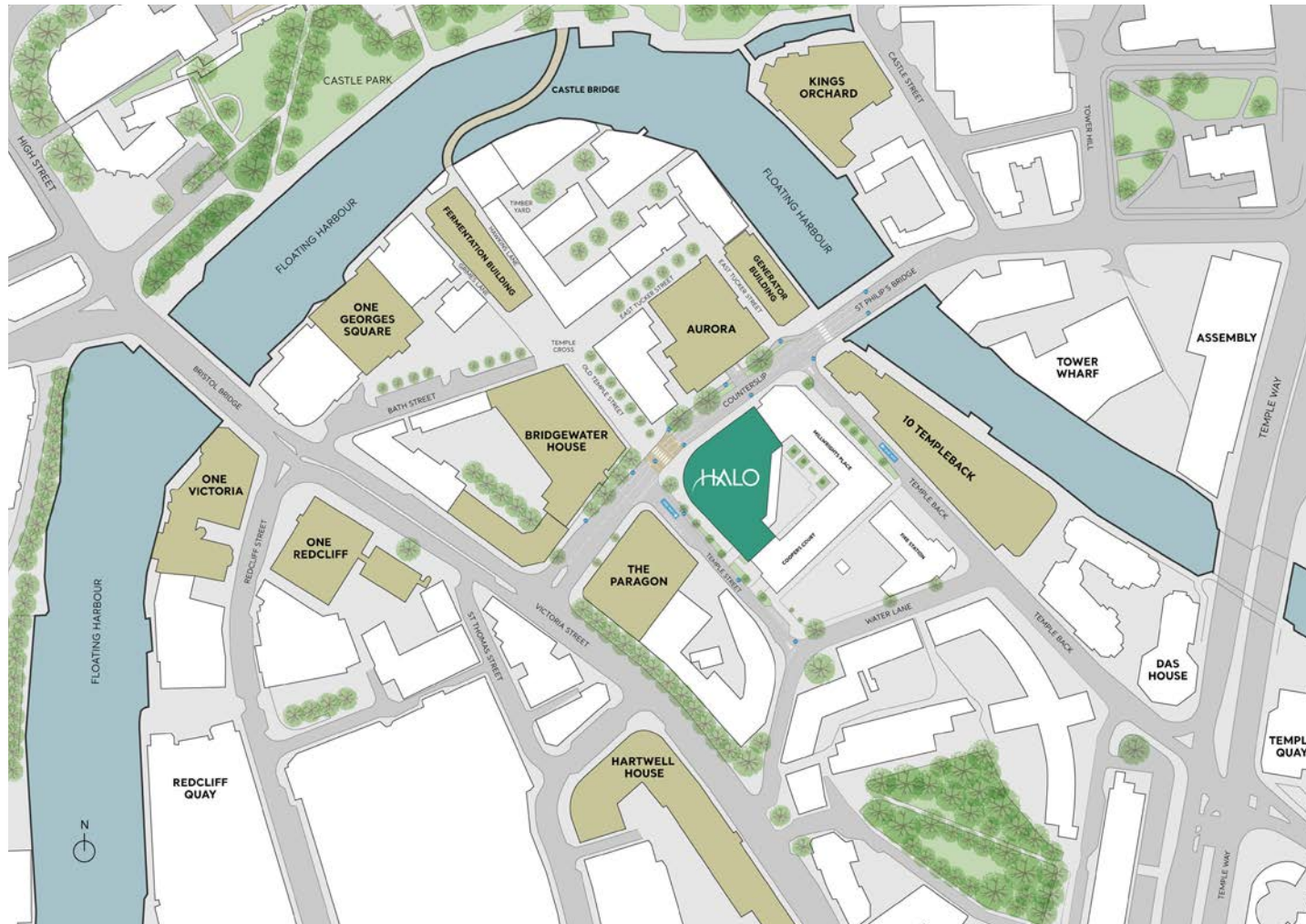
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# EXCEPTIONAL LOCATION

## AT THE BEATING HEART OF BRISTOL

HALO is set within Finzels Reach, the much-acclaimed new mixed neighbourhood by Bristol Bridge and the Floating Harbour, which is fast-becoming a hub for leading professional, tech and creative companies having successfully attracted some of the biggest names in the City. Channel 4 and BBC Studios, legal firms Simmons & Simmons and Mewburn Ellis, English Heritage and Historic England have all made their bases here.

More than a practical choice, HALO is also an inspiring one with new public realm initiatives that prioritise pedestrians, cyclists and the natural environment — with excellent motorway, rail, bus and even water taxi connections close at hand. Close by, Castle Bridge puts more green open spaces and major shopping areas within a few minutes stroll.

## TEMPLE MEADS STATION JUST 7 MINUTES' WALK AWAY

PART OF THE FINZELS REACH COMMUNITY,  
BRISTOL'S PREMIER BUSINESS LOCATION

JUST A SHORT WALK FROM CASTLE PARK,  
CABOT CIRCUS AND THE OLD CITY

# OUTSTANDING SPECIFICATION

## A SPECIFICATION WITHOUT COMPROMISE

HALO is designed to provide the highest quality accommodation, both stylish and practical in equal measure. The building has been developed to the highest specification with energy efficiency and sustainability considered a priority throughout.

Double height reception with high speed security turnstiles

Full height atrium with feature helical staircase

Four pipe fan coil air conditioning system

2.75m floor to ceiling height

Metal tile suspended ceilings

LED lighting with passive infrared (PIR) sensors

150mm fully accessible raised floors

1:8 sq m occupational density with 1:6 sq m means of escape

Four x 13 person passenger lifts + goods lift.

43 car spaces including 10 electric car charging points within secure basement car park

8 motorcycle parking bays within secure basement car park

144 secure cycle spaces

Spa quality showers, lockers and drying room

Drone landing pad

# SMARTER WORKSPACES

## INTELLIGENCE BUILT IN

Advanced technology is being employed throughout HALO to enrich staff welfare, enhance communication and improve accessibility.

### FULLY AUTOMATED SMART ACCESS CONTROLS

○

### SMART ENERGY EFFICIENT LIFTS

○

### BUILDING MANAGEMENT SYSTEM THAT INTEGRATES WITH TENANT INSTALLATIONS

○

### INTELLIGENT AIR QUALITY MANAGEMENT

○

### AUTOMATIC LED LIGHTING CONTROLS WITH PRESENCE DETECTORS

○

### FULL CCTV COVERAGE

○

### RAPID CAR CHARGING FACILITIES

# INNOVATION BUILT IN



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## BEST IN CLASS CONNECTIVITY

For occupiers seeking to use cutting edge technology, HALO is able to provide the foundation for its use. The building is designed to offer lightning fast, flexible connectivity with dual data inputs to ensure failsafe business continuity.

### WIRED SCORE PLATINUM – THE HIGHEST LEVEL OF CERTIFICATION AVAILABLE

○  
TECHNOLOGY INFRASTRUCTURE BUILT-IN

○  
RESILIENT DUAL ICT CONNECTIVITY



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## A FOCUS ON WELLBEING

With outstanding air quality, an exceptional amount of natural light and numerous health-giving opportunities, HALO is a building that radiates the feel-good factor. Its design also incorporates many improvements to the local environment, from traffic calming and cycle lanes, to tree planting and pocket parks.

### WELL BUILDING STANDARD (WELL) CERTIFICATION

○  
CYCLING SCORE PLATINUM RATING WITH 'SPA QUALITY' CHANGING FACILITIES

○  
CONTRIBUTING TO BRISTOL'S 'GREENING THE CITY' INITIATIVE

# UNRIVALLED SUSTAINABILITY

## TAKING SUSTAINABILITY FURTHER

HALO incorporates the best environmental practices in every aspect. It has been designed to achieve BREEAM Outstanding 2018 – the first building in the UK to attain this certification.

Every aspect of HALO has been considered to make it a truly sustainable development. Energy consumption, carbon emissions and water consumption are minimised. A range of other innovative ideas include connecting with Bristol's district heating network for low carbon heating, along with the regeneration of energy from descending lifts.

HALO therefore has become one of the UK's most sustainable office building.

**69% LESS WATER CONSUMPTION\***



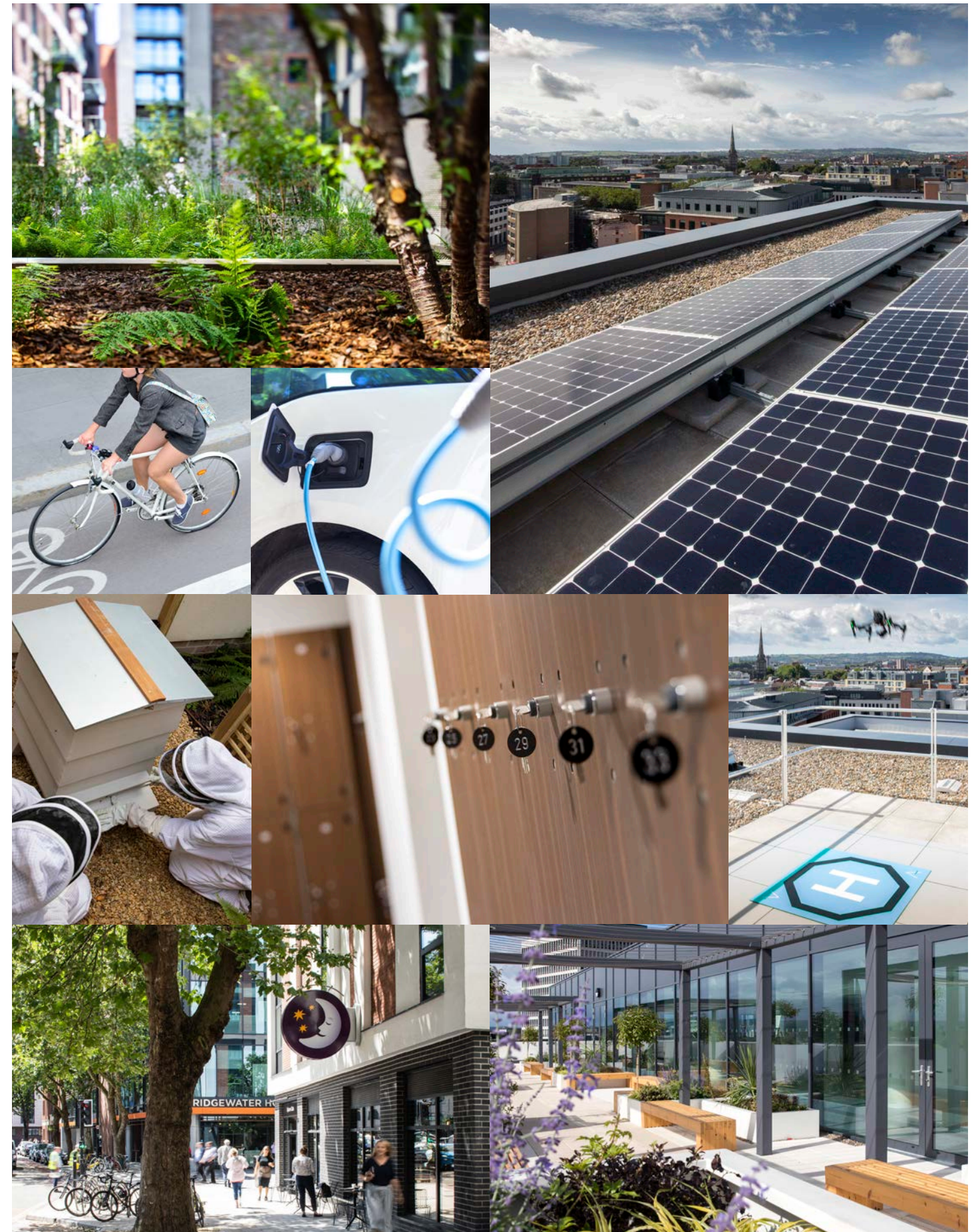
**35% BETTER ENERGY CONSUMPTION\*\***



**47% LESS CARBON EMISSIONS\*\***

\* Improvement over figures stated in; BSRIA (2011). Rules of Thumb, Guideline to Building Services. 5th ed. 54% improvement over calculated baseline in BREEAM (2018).

\*\* Compared to notional figure calculated from the methodology followed in; HM government (2013). Approved Document L2A, Conservation of fuel and power in new buildings other than dwellings.



# SCHEDULE OF ACCOMMODATION

**SCHEDULE** [ Net Lettable / sq ft ]

TOTAL	116,133
LEVELS 03-07	73,991
Let to ● Osborne Clarke	
LEVELS 01 (part) & 02	22,785
Let to Deloitte.	
LEVEL 01 (part) Let	6,740
GROUND Let	4,397
GROUND Remaining Suite	8,200
TOTAL REMAINING	8,200

NB: All areas are approximate and calculated in accordance with the RICS Code of Measuring Practice (6th Edition)



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# G

## GROUND FLOOR



# B

## BASEMENT LEVEL



# VIBRANT COMMUNITY

## PART OF AN ESTABLISHED & DIVERSE COMMUNITY

Finzels Reach is now a thriving new neighbourhood in Bristol and HALO sits at its very heart. More than just a business hub, the area features restaurants and retail outlets, a hotel and residential homes, where restored historic buildings blend seamlessly with high quality contemporary architecture. This vibrant community is an inspiring and creative place to work, perfectly situated for anyone wishing to enjoy the best of this culturally rich city.

## THRIVING WEEKLY STREET FOOD & FARMERS' MARKETS

## OVERLOOKING BRISTOL'S FAMOUS FLOATING HARBOUR

## ECLECTIC MIX OF CAFÉS, RESTAURANTS & BARS







# AGENT CONTACTS



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**HALO-BRISTOL.COM**

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The information does not constitute a contract or warranty. Interested parties are advised to contact the letting agents to ascertain the availability of any particular floor.  
Septemebr 2023.