

116,133 sq ft ◦ EXCEPTIONAL, GRADE A OFFICE BUILDING ◦ PRIME, CENTRAL BRISTOL LOCATION

# HALO

FINZELS REACH BRISTOL



## OUTSTANDING SUSTAINABILITY & EFFICIENCY



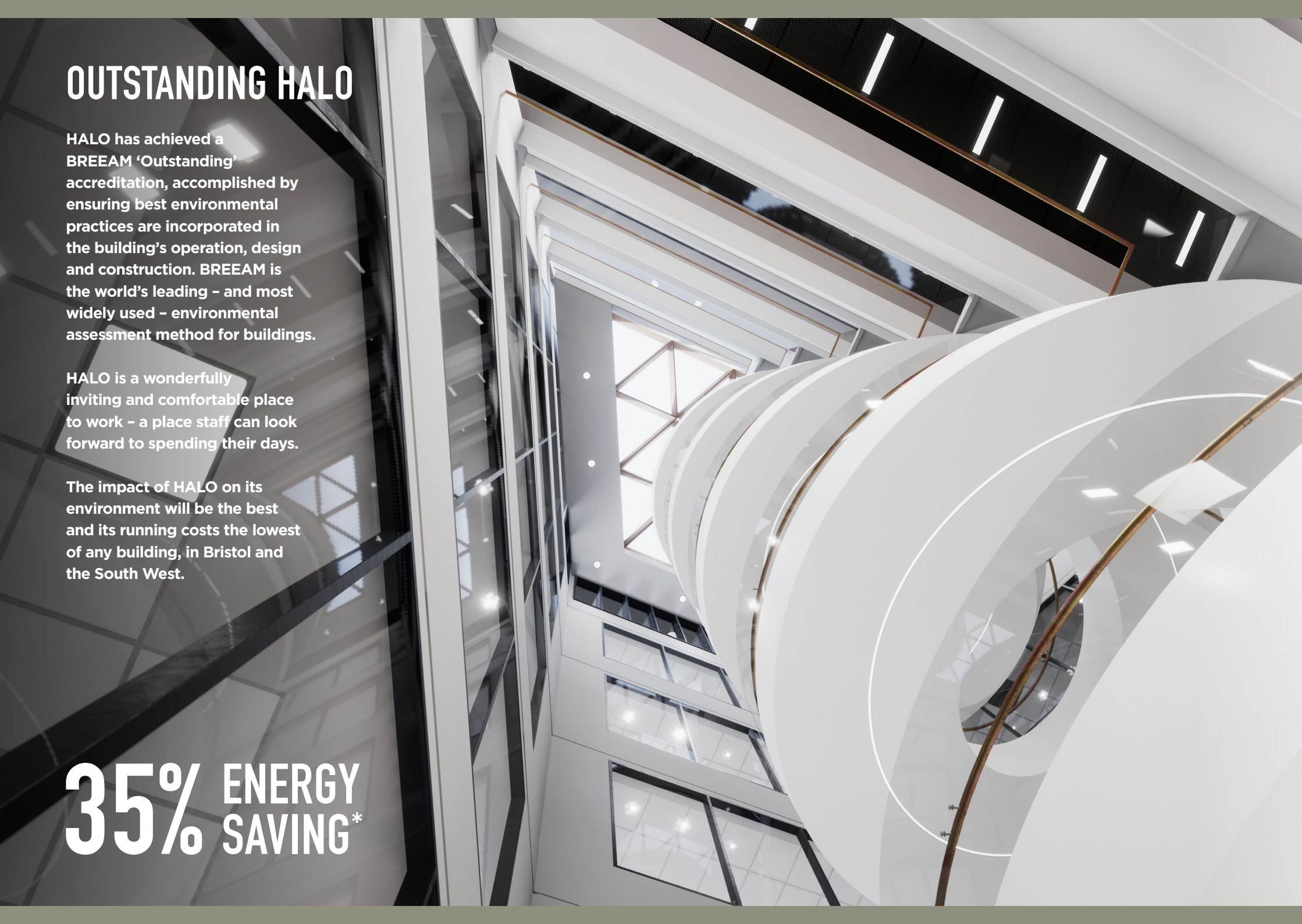
# OUTSTANDING HALO

HALO has achieved a BREEAM 'Outstanding' accreditation, accomplished by ensuring best environmental practices are incorporated in the building's operation, design and construction. BREEAM is the world's leading - and most widely used - environmental assessment method for buildings.

HALO is a wonderfully inviting and comfortable place to work - a place staff can look forward to spending their days.

The impact of HALO on its environment will be the best and its running costs the lowest of any building, in Bristol and the South West.

**35% ENERGY  
SAVING\***





# HALO: BETTER FOR THE ENVIRONMENT

In every area Halo beats its targets for energy efficiency, making it a truly low impact building. This has the knock on benefit of making it exceptionally cost-effective to run and saving you energy all round.

Compared to the 2013 benchmark HALO offers:

- **35% better energy consumption\***
- **47% less carbon emissions\***
- **Connection to Bristol's district heating network for low carbon heating**
- **19% less energy consumption for heating and cooling\***
- **43% less carbon emissions for heating and cooling\***
- **69% less water consumption\*\***

On top of that, it also provides:

- **High efficiency air cooled chillers**
- **Energy regeneration from lifts on downward journey** (TBC)
- **PV panels on roof to reduce energy costs further**

\* 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

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

# 47% LESS CARBON EMISSIONS\*

# HALO: BETTER FOR WELLNESS

Halo has achieved one of the first WELL Building certifications in the UK. Coupled with BREEAM Health and Wellbeing requirements around light, cooling and how people use the building, Halo will stand as a leading example in working environments.

Designed to achieve BREEAM Outstanding classification, this state of the art facility will combine the latest in technology and services with stunning contemporary design – offering a truly inviting and inspiring place to work.

Situated within the award-winning Finzels Reach development, Halo will be surrounded by high-quality public amenity areas, flourishing green spaces and a vibrant mix of food, drink, retail and leisure offers.

- **Lighting energy consumption 45% better than 2013 benchmark**
- **Lighting features daylight dimming and presence control**
- **Ventilation system supplies 20% more fresh air to occupants than required by building regulations\***
- **High standards of air and water quality, verified by performance testing**
- **Floor to ceiling glazing improves natural daylight and reduces use of energy for lighting**
- **Glazing units reduce UV – Solar control coating (permanent) to all street facing façade glazing and low-e on the courtyard facade**
- **Feature staircase encourages people to walk to upper floors**
- **Dedicated cycle parking and end-of-trip facilities in basement location**

\* Than required by HM Government (2010). Approved Document F, Means of ventilation.

**69% LESS WATER  
CONSUMPTION\***

**20% MORE FRESH  
AIR\***





# HALO: PREPARED FOR THE FUTURE

Halo has been designed from the ground up to offer outstanding sustainability and prepare for changes in our climate.

From flood protection to smart technologies and digital infrastructure, we have made sure it has future proofing built in - meeting your needs today and tomorrow.



- **Four-pipe fan coil units provide local heating/cooling - allowing for greater flexibility, quicker and more efficient fit out, and not heating or cooling unused spaces**
- **Lift capacity 20% larger than BCO requirements\* - increasing energy and time efficiency (TBC)**
- **Provision of 10 electric car charging bays with 5 x 7.4kW fast chargers**
- **Low water use in common areas**
- **Dedicated tenant services risers to each floor - combining highest fire safety standards with added security**
- **Access to tenant plant space on roof level - facilitating digital autonomy for individual tenants**
- **More resilient broadband through dual delivery of data inputs across building - Containment being provided ready for fit out**
- **Fibre optic cables to each floor ensuring super-fast connectivity - Containment being provided ready for fit out**
- **1 to 8 sq m design density - balancing staff wellbeing with economic efficiency**
- **Drone landing pad**

\* Over requirements set by British Council for Offices (2019). Guide to specification.







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