



PROLOGUE
WORKS

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CITY CENTRE OFFICES



WELCOME TO PROLOGUE

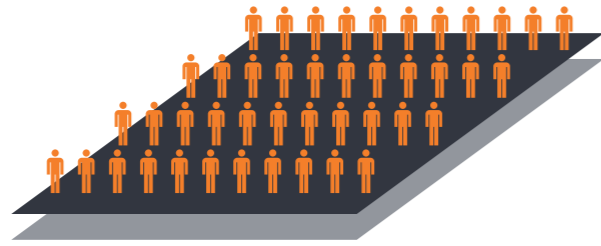
A pioneering approach to modern, sustainable workplace design and employee wellness with the bicycle at its core.

Our approach has been to create Bristol's most cycle friendly building. We have secure parking for 48 cyclists and showers on every floor. This has resulted in us achieving a Cycle Score Gold rating. The full refurbishment of the building has been designed to:

- Increase light and fresh air for office occupiers.
- Save energy and promote sustainability.
- Encourage employees to cycle, walk or run into work.

We want to promote active workplace travel and employee wellbeing. Keep everyone fit, healthy and perfectly turned out.

IN NUMBERS



TYPICAL OCCUPATIONAL DENSITY:
4,400 sqft **40 DESKS**



FIBRE INTERNET



16
SHOWERS



EPC



2
EV CHARGING



2
NEW LIFTS



CYCLING SCORE
GOLD AWARD



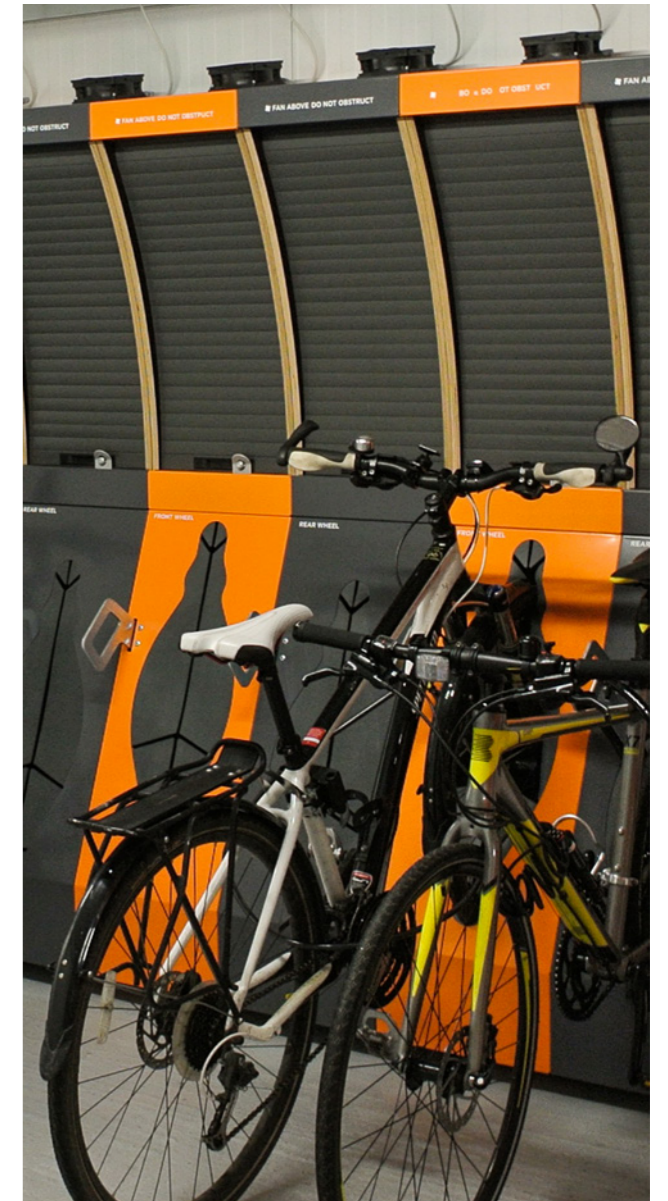
48

BIKE PARKING



29

CAR PARKING



Here are some of our favourite places to relax and unwind:

FOOD & DRINK

- 1 Asado
- 2 Chilli Daddy
- 3 Full Court Press
- 4 Golden Guinea
- 5 King Street
- 6 Pizzarova
- 7 Saint Nicholas Market
- 8 Smallbar
- 9 Three Tuns
- 10 Tuk Tuck
- 11 Wapping Wharf Cargo

CULTURE

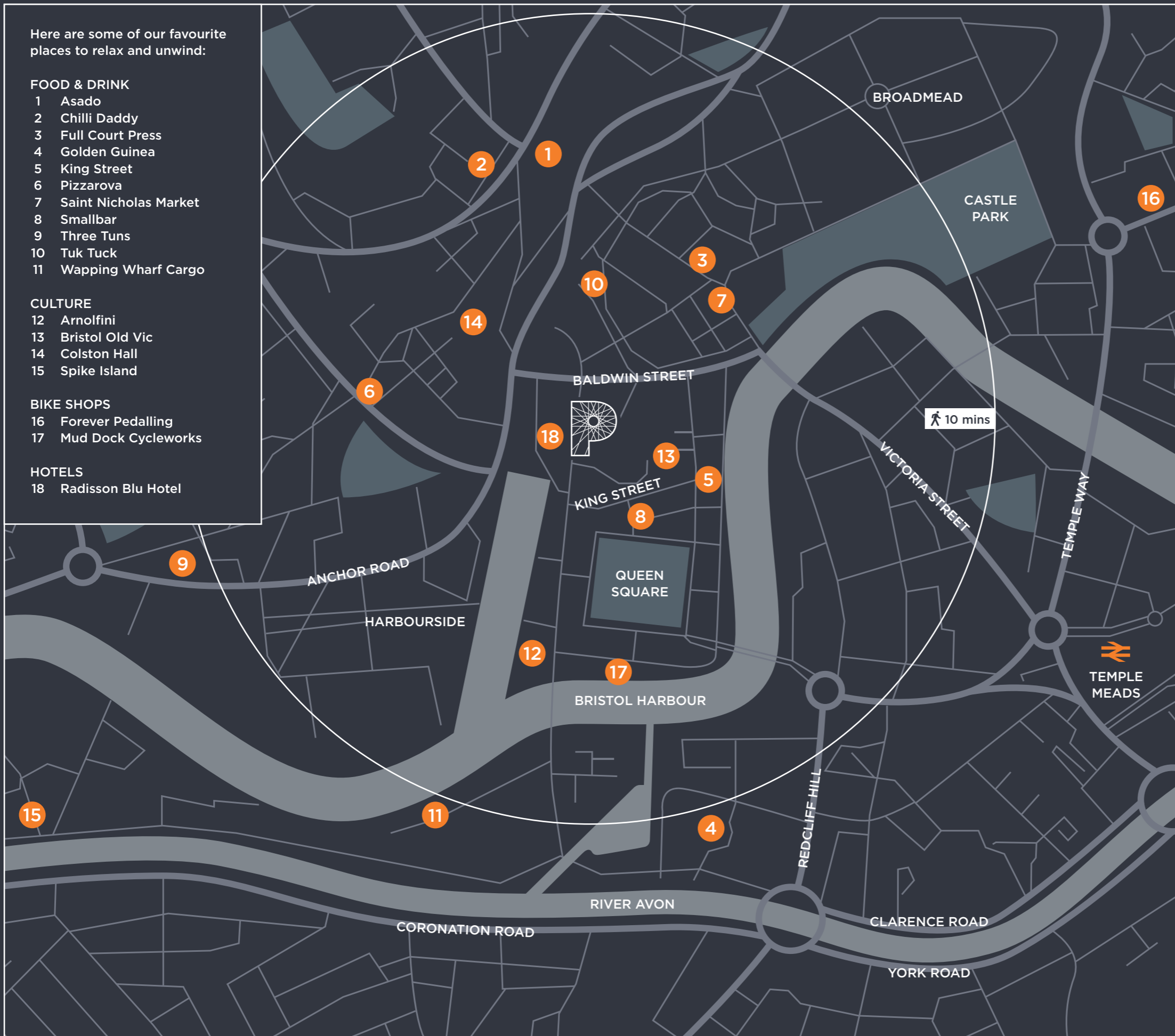
- 12 Arnolfini
- 13 Bristol Old Vic
- 14 Colston Hall
- 15 Spike Island

BIKE SHOPS

- 16 Forever Pedalling
- 17 Mud Dock Cycleworks

HOTELS

- 18 Radisson Blu Hotel



FOOD, DRINK & HOTELS


Perfectly placed for all that the city has to offer.


Prologue Works is located at 25 Marsh Street off the junction of Colston Avenue, Prince Street and King Street. A one minute walk from both Queen Square and Thunderbolt Square, and five minutes from all the bars and restaurants at Harbourside and King Street.

Positioned just off several of the National Cycle Network routes, the building has excellent cycle connectivity to the wider Bristol area. Temple Meads station is within a 15 minute walk or 5 minute cycle.

Other occupiers in the immediate vicinity include Toshiba, Audiogum, Fujitsu, Strava, Huawei and Just Eat.


BRISTOL TO LONDON:

 1h40min

 2h20min

BRISTOL TO MANCHESTER:

 3h

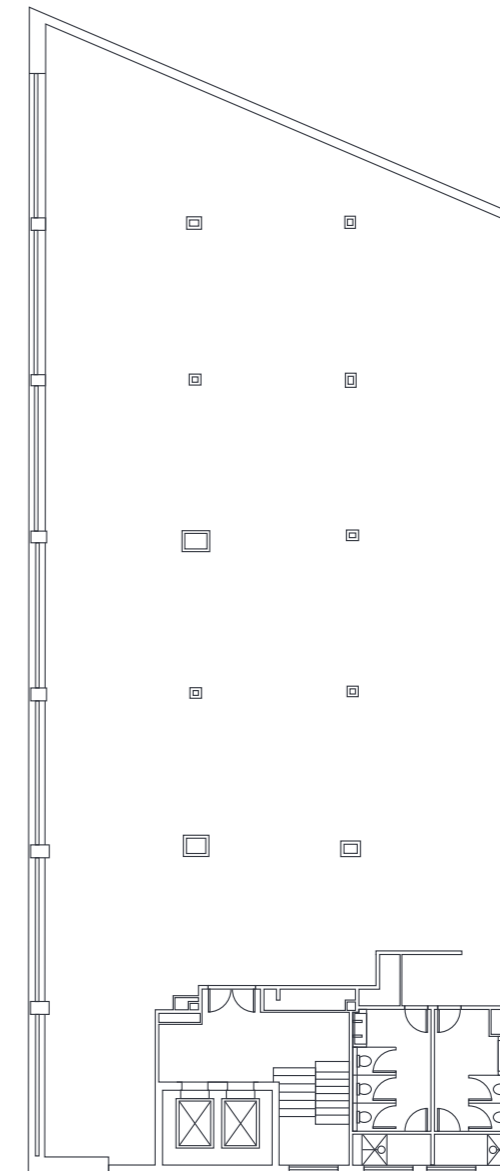
 3h30min

BRISTOL TO BRISTOL AIRPORT:

 25min



FLOOR PLANS & ACCOMMODATION



TYPICAL FLOOR PLAN
First to Sixth floor

Floor	Sq.m	Sq.ft	Availability
Second	412.5	4,440	Now
Fifth*	412.5	4,440	Now
Sixth*	412.5	4,440	Now

*Newly available to rent individually or as a single unit.

SPECIFICATION

Floors

- Samsung VRF air conditioning system
- LED lighting technology with high efficiency
- Energy metering to the office floor
- 3 Female WCs
- 2 Male WCs
- Male and Female electric showers

Connectivity

- 1GB fibre internet supply pre-installed per floor
- Plug and play functionality supplied by Cityfibre /Triangle Networks
- Concierge reception service: Monday to Friday 07:45 - 17:45
- Entrance DDA platform lift
- New 2 x 8-person (630kg) passenger lifts

Parking Spaces & Access

- 29 car spaces
- 2 electric car charging spaces & charging points
- 4 motorbike spaces
- Controlled access gate with dedicated cyclist /pedestrian access
- CCTV coverage

Cycle Hub

- Enclosed secure hub with full CCTV coverage
- Slow-close cyclist friendly door
- 44 cycle spaces for any bike type
- 4 E-bike spaces with charging
- 48 air drying commute kit lockers
- Bike repair station & air pump
- Cycling Score gold award



CBRE

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 **Knight
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Architects : Design Cycle Associates
Project Manager : Penmon Associates
Contractors: Estilo
Designers : PKD
Furniture Design : Huxlo
Owners : Kennedy Wilson Europe

Terms: The office space is offered by way of new full repairing and insuring leases for a term of years to be agreed. Rent, rates and service charge information is available on request.

Viewing: For further information or to arrange a viewing please contact the joint sole agents.

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