

HALO

FINZELS REACH BRISTOL



84%
PRE-LET TO

 **Osborne
Clarke**
Deloitte.

19,357 sq ft
REMAINING



Property found on boxpod.co.uk
Quote Reference: Boxpod



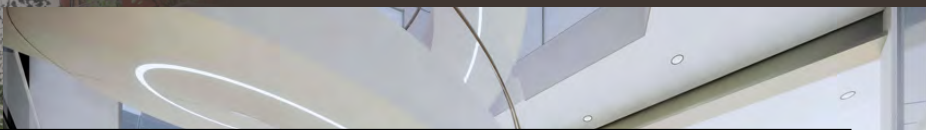
AN OFFICE BUILDING WITHOUT EQUAL

HALO is designed with people and business in mind. A space where light will flow 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 will create one of the UK's most sustainable office building.

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

COMPLETION IN SUMMER 2022

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



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Quote Reference: Boxpod

OUTSTANDING SPECIFICATION

A SPECIFICATION WITHOUT COMPROMISE

Designed to provide the highest quality accommodation, both stylish and practical in every measure. The building will be 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





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SMARTER WORKSPACES

INTELLIGENCE BUILT IN

Advanced technology is being employed throughout HALO to enrich staff well-being, 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

○



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INNOVATION BUILT IN



ILLUSTRATION ONLY

BEST IN CLASS CONNECTIVITY

Occupiers seeking to use cutting edge technology, HALO is able to provide the solution for its use. The building is designed to offer lightning fast, flexible connectivity.



CGI FOR ILLUSTRATION

A FOCUS ON WELLBEING

With outstanding air quality, an exceptional amount of natural light and numerous green spaces, HALO is a building that radiates the feel-good factor. Its design is focused on wellbeing.



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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 innovative ideas include connecting with Bristol's district heating network for low carbon heating, along with the regeneration of energy from descending lifts.

HALO is therefore set to become one of the UK's most sustainable office building.

69% LESS WATER CONSUMPTION*



35% BETTER ENERGY CONSUMPTION**



47% LESS CARBON EMISSIONS**






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SCHEDULE OF ACCOMMODATION

SCHEDULE [Net Lettable / sq ft]

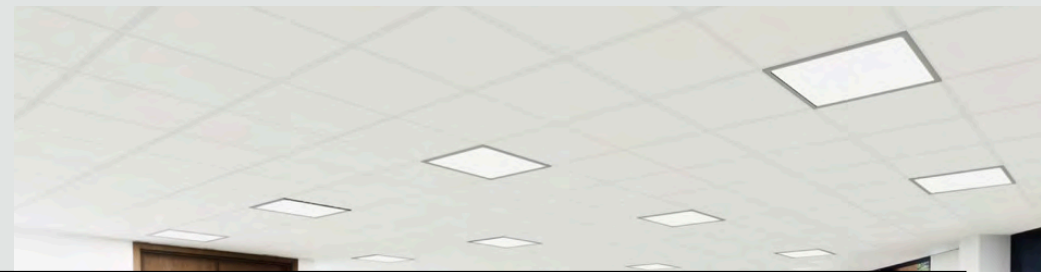
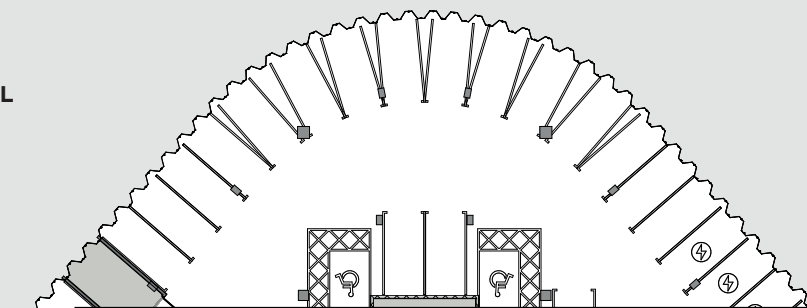
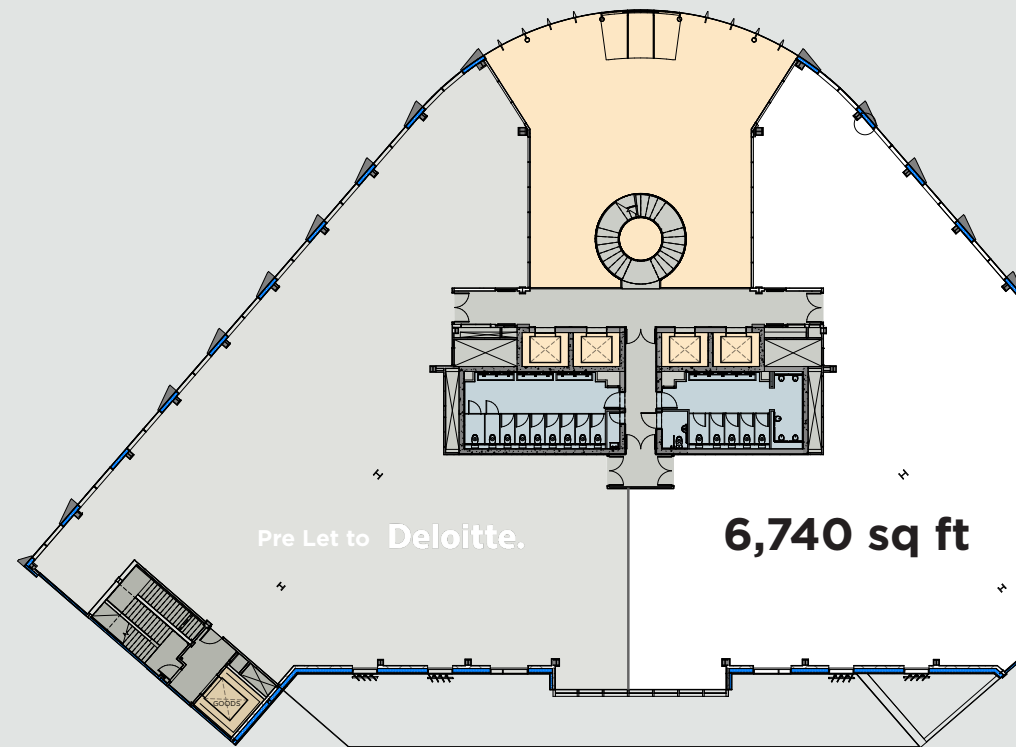
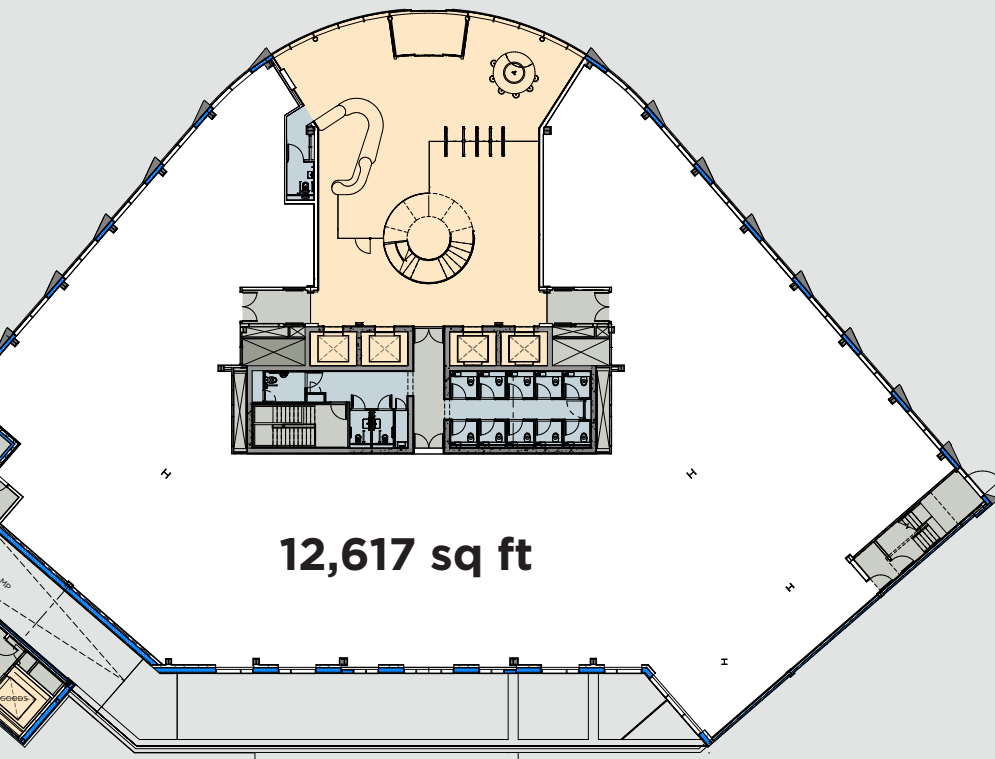
TOTAL	116,133
LEVELS 03-07	73,991
Pre-Let to  Osborne Clarke	
LEVELS 01 (part) & 02	22,785
Pre-Let to Deloitte.	
LEVEL 01 (part)	6,740
GROUND	12,617
TOTAL REMAINING	19,357

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

* CGI FOR ILLUSTRATION ONLY



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VIBRANT COMMUNITY

PART OF AN ESTABLISHED & DIVERSE COMMUNITY

As Reach is now a thriving new neighbourhood in Bristol and HALO sits at its very core, 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 live, perfectly situated for anyone wishing to enjoy the best of this culturally rich city.

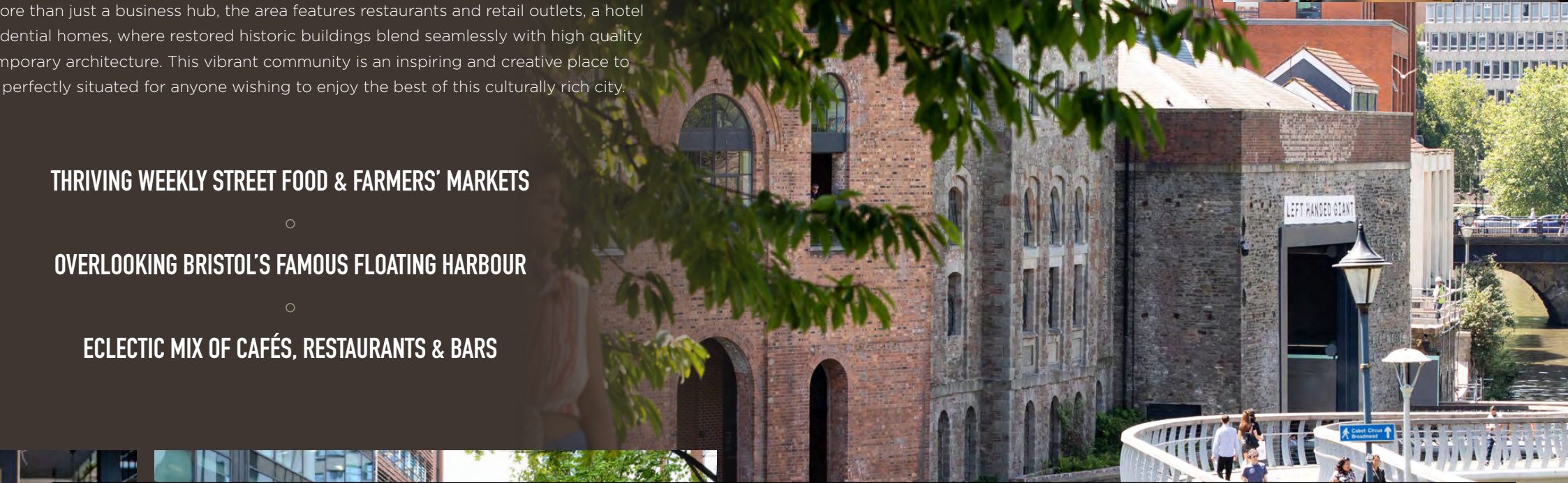
THRIVING WEEKLY STREET FOOD & FARMERS' MARKETS



OVERLOOKING BRISTOL'S FAMOUS FLOATING HARBOUR



ECLECTIC MIX OF CAFÉS, RESTAURANTS & BARS





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AGENT CONTACTS



HALO-BRISTOL.COM

A DEVELOPMENT BY

Cubex.



**FIERA
REAL ESTATE**

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