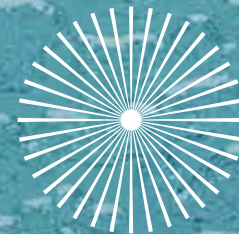
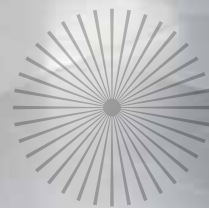


SPECTRUM





SPECTRUM



[www.spectrumbristol.co.uk](http://www.spectrumbristol.co.uk)



SPECTRUM 



Spectrum Bristol is one of the city's most prominent and distinctive office buildings fronting Bond Street and located opposite Cabot Circus, anchored by House of Fraser and Harvey Nichols.

# SPECIFICATION & ACCOMMODATION

The 2nd floor has been fully refurbished and now delivers modern open plan space with an exposed services finish including the following specification:

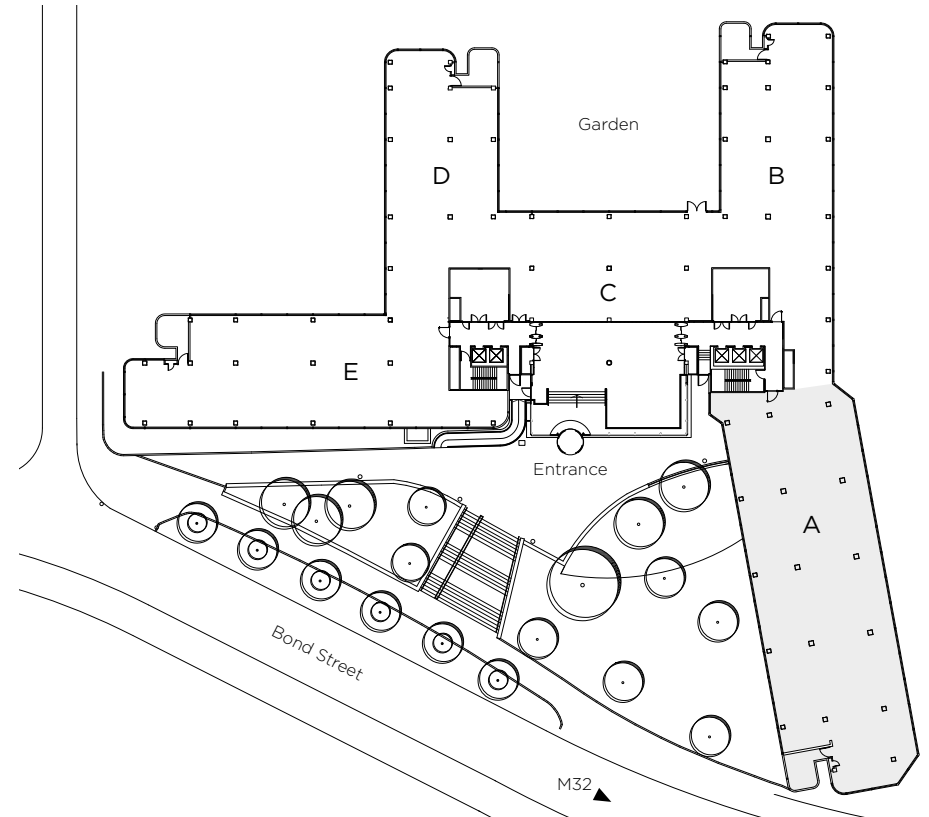
- New air conditioning
- New raised floors
- New LED lighting

The reception has been remodelled and now includes a coffee pod and large break out area.

There is also a fully refurbished suite with a conventional finish including suspended ceiling with inset LED lighting on the 4th floor which is immediately available.

The building benefits from the following:

- Full DDA compliancy
- Wired Score Gold
- Commissionaire to meet and greet guests
- 24 hour access and security
- Bike racks and shower facilities
- Parking on an inclusive basis at a ratio of 1:1,600 sq.ft approximately
- Refurbished WCs on each floor and disabled WC facilities
- 13 showers at lower ground floor level
- EPC rated C



## AVAILABILITY

	A	B	C	D	E	PARKING
4	7,142	LET				4
3	LET					-
2	6,549	LET				4
1	LET					-
G	LET					-
LG	LET					-

Measurements are approximate in sq.ft. and on a net internal area basis.



## LOCATION & DESCRIPTION

Spectrum comprises a 114,000 sq ft six-storey fully glazed office building with secure underground parking providing high quality modern flexible suites. The remodelled reception provides an open contemporary space with striking high quality finishes, a new coffee pod and spacious break out area for use of the buildings occupiers.

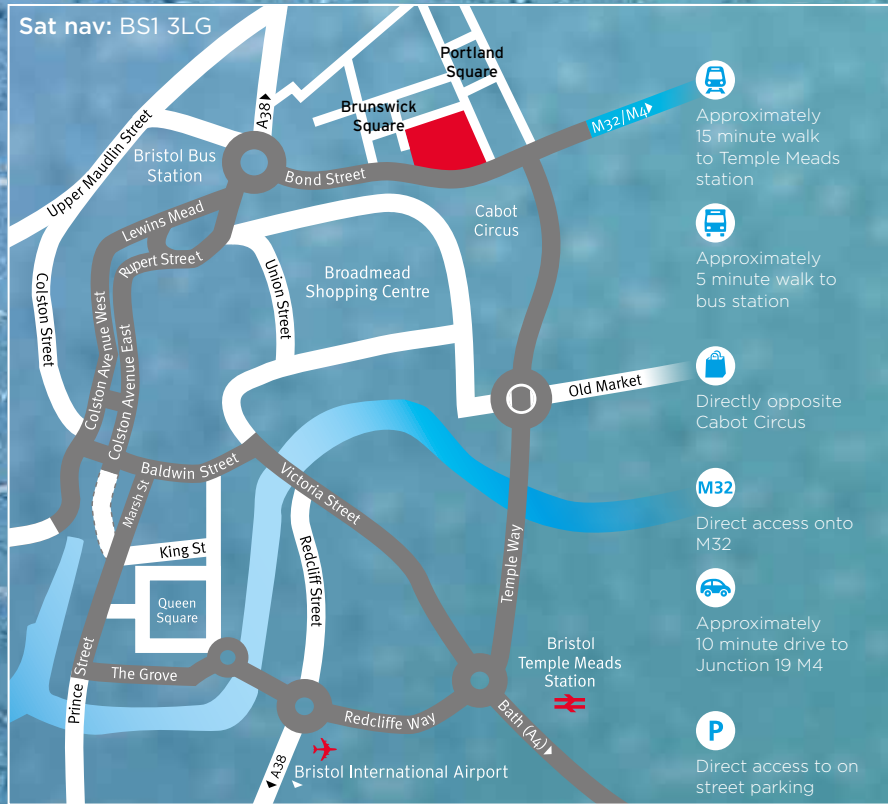
Five new 10 person passenger lifts provide access to the upper floors where lift lobbies and WC's have been refurbished to a high standard.

This landmark building is situated at the foot of the M32 within a quarter of a mile of Bristol Bus Station and 15 minutes walk from Bristol Temple Meads Railway Station which has a fast, regular service to London Paddington.

Cabot Circus on your doorstep

- 2 department stores
- 23 exciting restaurants, cafés and bars
- 86 shops
- 13 screen cinema
- Over 2,500 car parking spaces





[www.spectrumbristol.co.uk](http://www.spectrumbristol.co.uk)

Impact Capital

## FURTHER INFORMATION

**Andy Smith**  
andy.smith@knightfrank.com

**Martin Booth**  
martin.booth@knightfrank.com



**Alex Riddell**  
alex.riddell@cbre.com

**Richard Kidd**  
richard.kidd@cbre.com

Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. CBRE/KF/Hollister 2425 11/2020