

ONE FRIARY[^]

TEMPLE QUAY

READY Q1 2026

POSITIONED FOR SUCCESS:
BRISTOL'S IDEAL WORKPLACE



View of One Friary

A BUILDING THAT DEMANDS MORE



**A PLACE THAT
ENABLES MORE,
ENCOURAGES MORE,
EMPOWERS MORE**

**In a thriving, revitalised
area of an entrepreneurial
city, there's a building that
rewrites the rules of office
life: 59,934 sq ft of Grade
A space, just one minute's
walk from Temple Meads
railway station.**



One minute walk
to Bristol Temple
Meads train station



59,934 sq ft of Grade A
office space



Flexible space to suit
your needs



Targeting BREEAM
Outstanding & EPC A



View of One Friary entrance

AT A GLANCE

JUST SOME OF THE REASONS WHY ONE FRIARY IS AN EXCEPTIONAL PLACE TO WORK...



EPC A and BREEAM Outstanding



Targeting WELL and WiredScore Gold and Active Score Platinum



Double-height entrance lobby with high-quality finishes and contemporary art installation from local artist, Frea Buckler



78 secure cycle spaces, and bike-maintenance area



Reusing 85% of the existing concrete frame



Charging for e-bikes and electric cars



Generous proportions and flexible floorspace



High-quality showers, toilets, secure lockers and changing rooms



Floor-to-ceiling triple glazing throughout to maximise natural light



Roof terrace demised to the sixth level with uninterrupted views across historic Temple Meads station and the Mendip Hills



Ideal location in a well-connected, flourishing commercial district



11 car-park spaces (5 disabled) and 2 motorbike spaces

A DESTINATION STATION

One Friary is just one minute's walk from Temple Meads railway station. So you're off the train and into the office in no time. Straight past the taxi queues.

If you need to use a car, this part of the city offers easy access to the M4 and M5, and beyond to the national motorway network. Plus, the regeneration of the area is making public transport, walking and cycling much easier.



View of One Friary

HOW FAR, HOW FAST BY DIFFERENT TRANSPORT MODES

Distance in minutes



AN AREA REIMAGINED

POSITIONED TO PROSPER

Temple Quay is an area being reimagined and rejuvenated. Creating a hub for enterprise and expansion, designed to launch new ventures and revitalise established ones.

Temple Meads station is undergoing a £96 million

transformation, with passenger numbers due to double from 11 million to 22 million a year by 2040. The refurbishments will strengthen the station's role as the region's largest transport hub, making it more efficient and fully accessible for all passengers.



Food + Drink

- 1 Mokoko
- 2 Veenoo
- 3 Double Puc
- 4 Starbucks
- 5 Sainsburys
- 6 Phillpotts
- 7 Greggs
- 8 Harts Bakery
- 9 M&S
- 10 Engine Shed
- 11 Origin
- 12 Pret A Manger
- 13 Spicer & Cole
- 14 Tesco
- 15 Left Handed Giant
- 16 Premier inn
- 17 Boca Bar
- 18 Portwall Tavern
- 19 Co-op
- 20 Spicer and Cole
- 21 Adelina Yard
- 22 Coffee No1
- 23 Hole in the Wall
- 24 Harbour House
- 25 River Station
- 26 The Cock & Tail
- 27 Cargo
- 28 Mokoko Coffee & Bakery

Retail + Leisure

- 1 Bristol Museum and Art Gallery
- 2 Lloyd's Amphitheatre
- 3 Bristol Aquarium
- 4 Bristol Old Vic
- 5 Workout Harbourside
- 6 Cabot Circus
- 7 BP Pulse Charging Station
- 8 Sweat Box Gym
- 9 Temple Quay Market

Hotels + Sights

- 1 Brunel's SS Great Britain
- 2 Millennium Square
- 3 Radisson Blu
- 4 Bristol Harbour Railway
- 5 Hotel Mercure Bristol Holland House
- 6 Hilton Garden Inn
- 7 Novotel Bristol Centre
- 8 Double Tree Hilton

Right next to vital rail and road links, One Friary places you in and among the burgeoning business community of Temple Quay.

AN ENTRANCE WITH IMPACT

The reception area of One Friary is designed as a double-height atrium, with superb-quality finishes, and imaginative planting that brings a feeling of nature indoors. Floor-to-ceiling windows provide wall-to-wall light as you're passing through, with aromas of the coffee bar completing the sensory experience.

Looking up, you'll notice a huge colourful sculpture above your head – and from the outside, it seems to burst through the wall, hugging the building. This stunning commissioned installation, from local artist Frea Buckler, is part of our investment in Bristol's future.

Freya Buckler's brief was to create an artwork that would connect visitors and users of the building to their surroundings, the vibrant Temple Quay area.



View of One Friary lobby



A PLACE FOR



View of facilities

PEOPLE



One Friary offers all the facilities you need after your journey to the office – whether you're walking, jogging, cycling or driving.

The showers and changing rooms are spa quality, and there's plenty of secure cycle storage, and a bike-maintenance area. You can also charge your e-bike or electric vehicle while you work, and there's parking for cars and motorbikes.



UPLIFTING ENVIRONMENT

WHERE WORK IS AN EXPERIENCE



View of sixth-level terrace

For a refreshing break from the office, the demised sixth-level terrace opens up spectacular views over Temple Meads station to the Mendip Hills beyond. You can also see the brightly coloured Totterdown terraces – one of the most ‘Bristol’ views imaginable.



View of indicative floor fitout



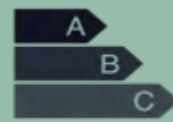
LEADING THE MARKET IN

SUSTAINABLE OFFICE DESIGN

TARGETING THE HIGHEST ESG CREDENTIALS TO REINFORCE YOURS

BREEAM®

BREEAM 'OUTSTANDING'



EPC A

NABERS

Targeting Nabers 4*



TARGETING WELL GOLD CERTIFICATION



WiredScore GOLD



PLATINUM



SmartScore CERTIFIED

DURING CONSTRUCTION



By retaining the existing structure, **1,730 t CO2e of embodied carbon is captured.**



57% of total embodied carbon is saved by reusing the structure. Meeting the LETI 2030 target for embodied carbon.



The steel frame and precast GRC façade both have a **very long-life span** of 100+ years.



As part of our BREEAM 'Outstanding' target we are minimising waste and increasing material efficiency – **targeting zero waste to landfill.**



We are **saving over 50 tonnes of high-quality reclaimed flooring.**

IN OPERATION



100% electric building. Each floor sub-metered.



400W peak output. Photovoltaic panels on roof.



Electric vehicle charging.



Automatic **LED lighting** controls with passive infrared sensors.



VRF serving heating and cooling loads results in **31% reduction in energy consumption and 23% reduction in carbon emissions** when compared to alternative systems.



Mechanical heat recovery ventilation to each floor.



Low water use appliances on all floors.



Exposed concrete soffits designed to act as a heat sink - reducing cooling or heating loads.



Enhanced indoor air quality through improved air ventilation and filtration systems.



Connected to **Bristol's District Heat Network.**



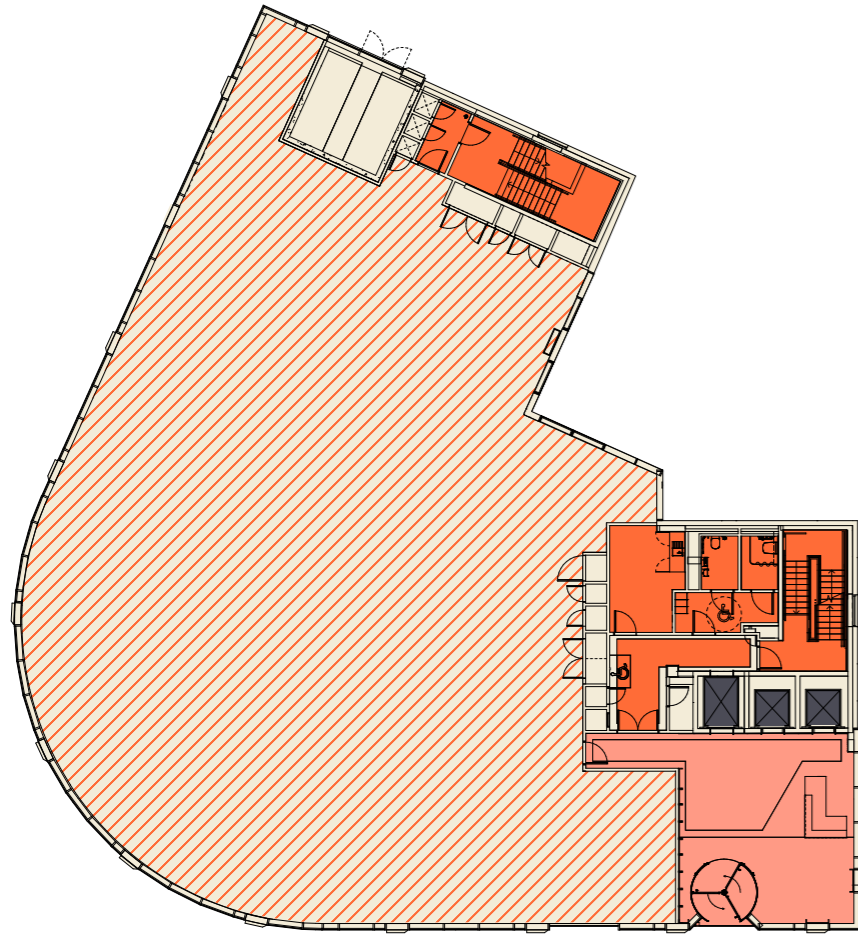
Bee hotel and bird boxes **promoting biodiversity.**





GROUND FLOOR

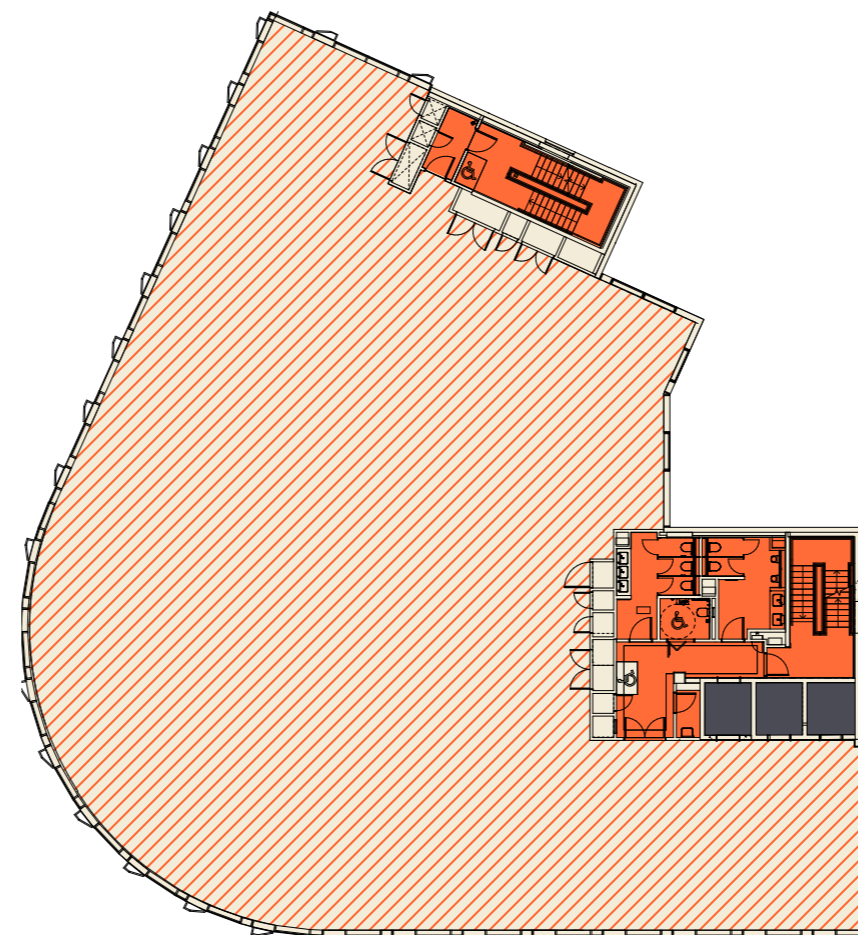
7,697 SQ FT
715 SQ M



FRIARY

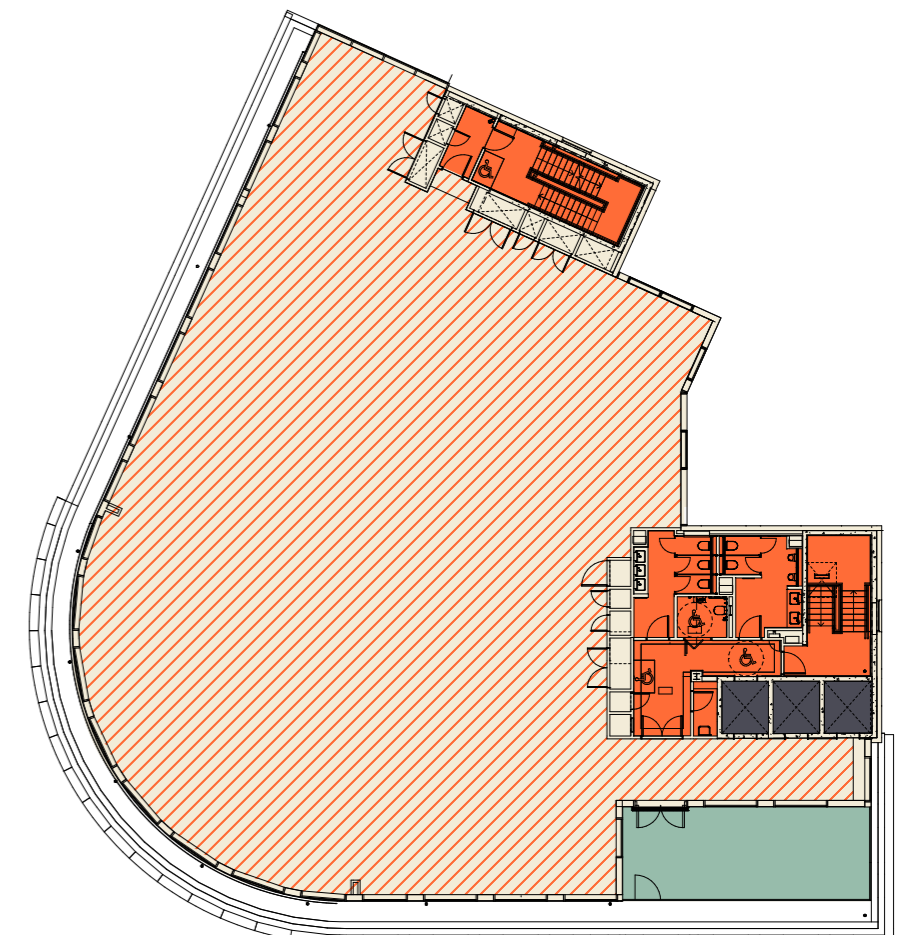
TYPICAL FLOOR

8,514 - 9,096 SQ FT
791 - 845 SQ M

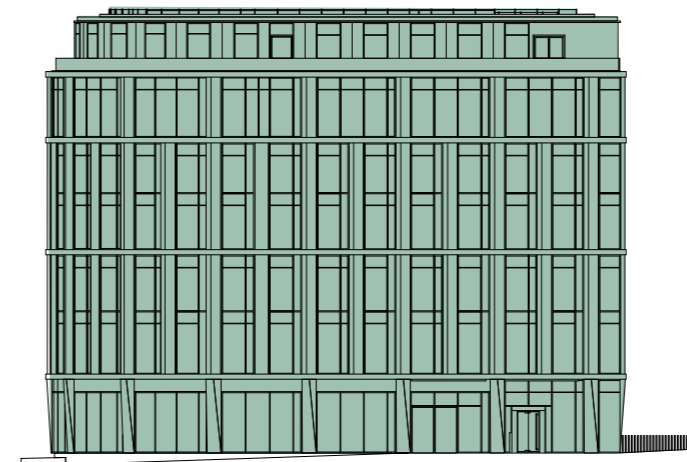






SIXTH FLOOR (WITH PRIVATE TERRACE)

7,481 SQ FT
695 SQ M



FLOOR	NIA (SQ FT)	NIA (SQ M)
Sixth	7,481	695
Fifth	9,096	845
Fourth	9,063	842
Third	9,063	842
Second	9,020	838
First	8,514	791
Ground	7,697	715
TOTAL	59,934	5,568



-  Office
-  Reception
-  Core
-  Lifts
-  Private terrace
-  Landlord area

Floorplans not to scale. For indicative purposes only.

REWRITING THE RULES

OF WHAT OFFICE LIFE SHOULD BE



View of One Friary

THE TEAM BEHIND ONE FRIARY



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IMPORTANT NOTICE: These particulars are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute any part of an offer or contract and all plans, floor areas and diagrams should be treated strictly for guidance only and are not to scale.

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