



163,000 sq ft HQ development  
adjacent to Bristol Parkway station.  
**WORK CONNECTED.**





Bristol  
City Centre

M32  
J1

A4174

M4  
J19

2

3

1

4

5

6





-  The Approach Bristol
-  Bristol Parkway station
-  Park & Ride
-  Bristol Airport
-  Motorway
-  A / B Roads
-  Rail Network
-  MetroBus route

-  MOD Abbeywood (Procurement HQ)
-  Bristol Business Park  
Boeing / Motability / Thales / QinetiQ / Babcock
-  University of the West of England
-  AVIVA
-  Experian
-  Handelsbanken
-  Amcor Flexibles
-  Airbus / GKN / BAe
-  Rolls Royce

Welcome to  
**The Approach, Bristol.**  
 A prime HQ development  
 that will deliver state of the  
 art office space with superb  
 transport connections.

**Situated adjacent to Bristol Parkway railway station, minutes from one of the UK's most exciting cities, with fast connections to London and beyond, The Approach will excite businesses ambitious to grow or relocate.**

The Approach will combine sophisticated, sustainable design, on a highly secure site, with all the attractions of a location listed by The Sunday Times as the UK's best city to live in.

The space will be perfect for an organisation keen to join the ranks of top aerospace, finance, IT, defence and business service companies already making the most of the lifestyle and talent on their doorstep.

## WHY CONSIDER THE APPROACH

### THE LOCATION

#### Adjacent to Bristol Parkway station

Bristol Parkway offers significant local, regional and national services connecting with key destinations such as London, Cardiff, Swansea, Birmingham and further afield to Manchester and Edinburgh.

#### Bristol – a great place to live

The Sunday Times named Bristol as Britain's best city to live in, and in 2015 it was named the European Green Capital.

#### A talented workforce on your doorstep

Four universities in Bristol and nearby Bath, plus Exeter and Cardiff, will offer any future occupier of The Approach access to a highly qualified graduate pool, not to mention over 1 million people in the wider Bristol area.

### THE BUILDING

#### 21st century design & build

Whilst minimising impacts of the building's design and construction on the environment, the health and wellbeing of the future occupants of The Approach has been at the forefront of the design brief.

#### Fully secure site

The site can be physically secured around the entire perimeter making The Approach the perfect location for any organisation for whom security is a primary concern.

#### Large column free floorplates

Column free floorplates from 16,902 – 36,966 sq ft will provide total flexibility for space planning to suit any occupier's needs.

#### Power and data resilient

Significant data, power and mobile (4G) capacity offers reliable connectivity, with extensive options for enhancement, diversification and security to any potential occupier.

### THE CONNECTIONS

#### Faster, more frequent rail services

Electrification of the Great Western line has recently been completed and the quickest journey times from Bristol Parkway to London Paddington are now 79 minutes. New rolling stock has been introduced and by the end of 2019 there will be up to 5 trains per hour.

#### Crossrail/ Heathrow link

Crossrail is due to open at the end of 2019 and will be easily reached from Bristol Parkway via Reading. The proposed Heathrow Link will connect the airport to Reading in just 35 minutes.

#### The local commute

Staff commuting to The Approach will benefit from Parkway station's fantastic links to Bristol's suburban rail network. The station is also a major hub for the local bus network.

### MetroBus

The new Bristol Metrobus is now open and offers a rapid service connecting key destinations including Cribbs Causeway, the 1 million sq ft Regional Shopping Centre, Bristol City Centre and South Bristol. The service provides one bus every 6 minutes during peak times.

#### Motorway access

The Approach is strategically located to provide easy access to three key motorways, the M4, M5 and M32 via the recently completed Hambrook link road.

#### Bristol Airport

Bristol Airport is a mere 45 minutes drive from The Approach. It provides easy access to 12 UK cities including Belfast, Glasgow and Edinburgh and a further 106 cities within Europe and the rest of the world.

Sources:  
[www.travelwest.info](http://www.travelwest.info) / TPA





**FUTURE  
FOCUSED  
CONNECTIONS**

**THE APPROACH WILL CONNECT BUSINESSES WITH THE WORLD IN A WAY FEW OFFICE SPACES CAN RIVAL.**

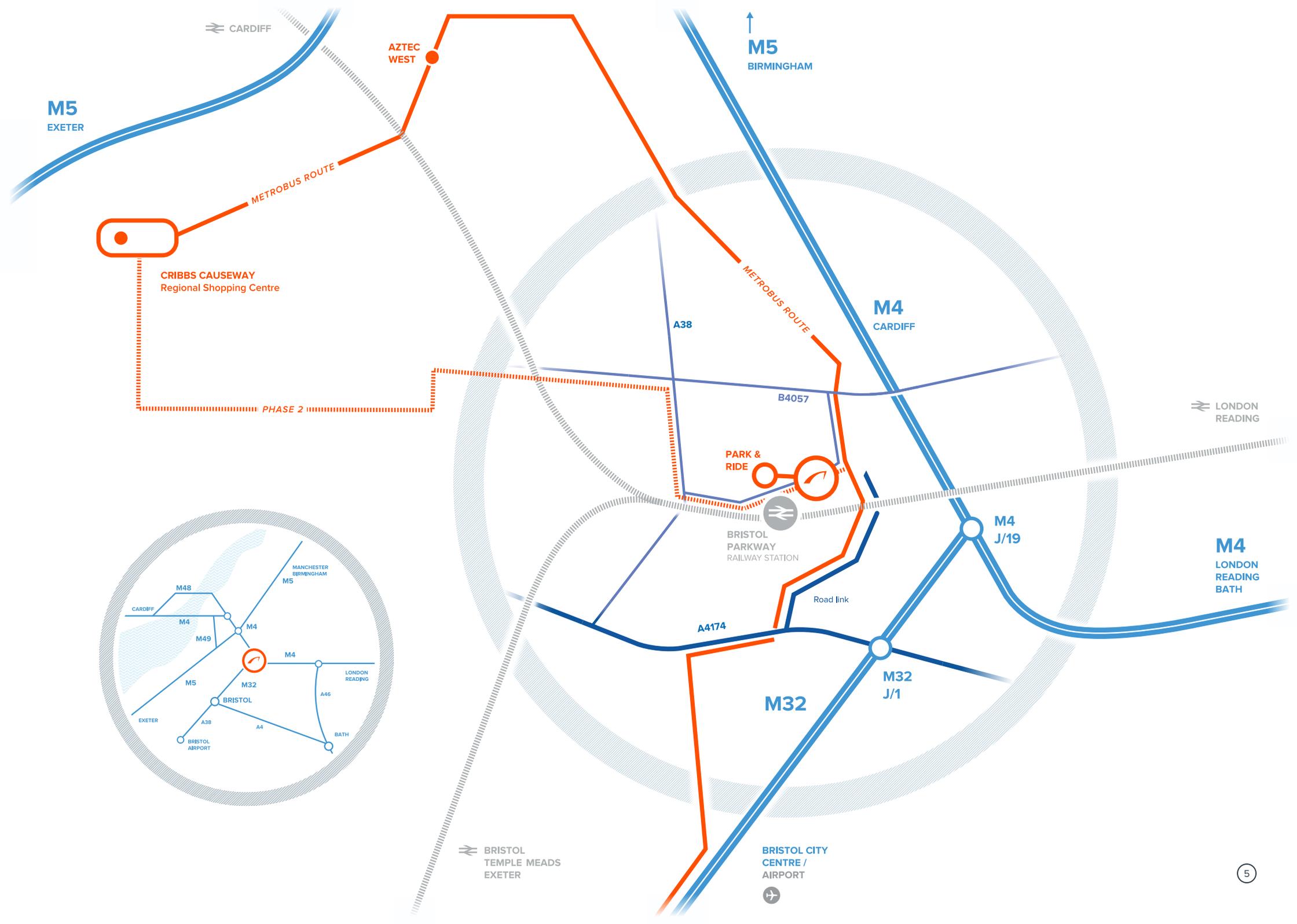
Following electrification, the journey time to London is just 79 minutes by train.

Three motorways link you with the rest of the UK and flights from nearby Bristol Airport connect to 118 destinations in the UK, Europe and the rest of the world.

But transport links are just the beginning of the story. The Approach will put you and your team in touch with history, culture, shopping and all the charms of West Country living.

And from a business perspective, the region's economic strength and talent pool means you will be locating in the midst of highly successful companies who are already enjoying the benefits of genuine work and lifestyle balance.

High speed fibre optics, improved data, power and connectivity offer businesses within the Parkway area extensive options when it comes to security and diversification.





**DIRECT  
BY RAIL & AIR**

**5**

**MINUTES  
WALK TO  
BRISTOL  
PARKWAY  
STATION**

**5**

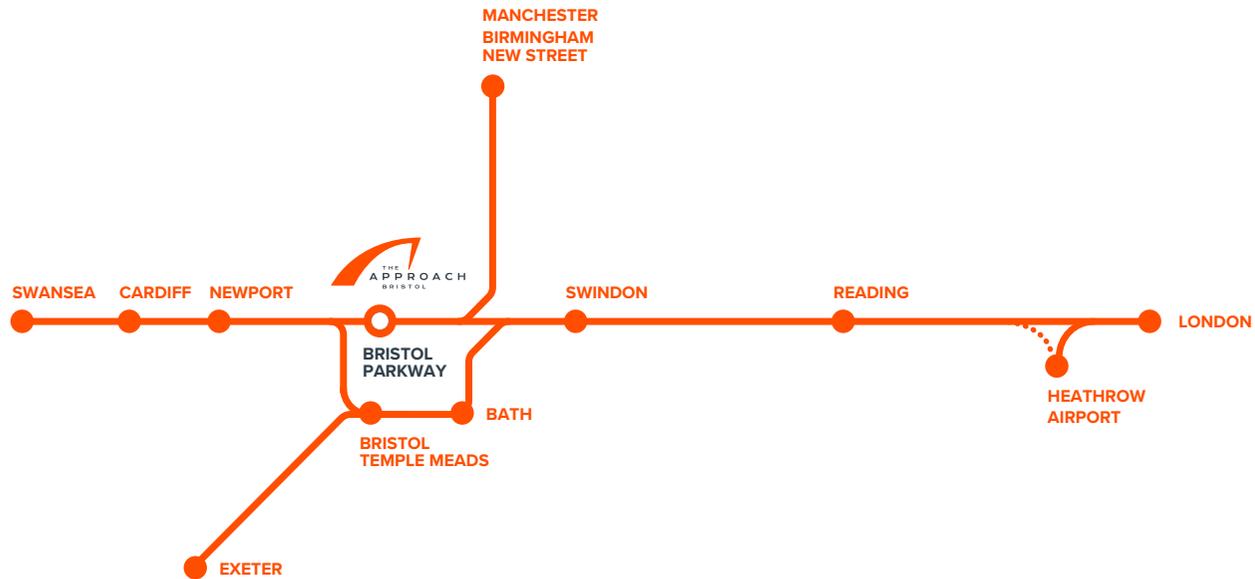
**TRAINS TO  
LONDON  
EVERY HOUR**

**38**

**MINUTES  
TO CARDIFF**

**79**

**MINUTES  
TO LONDON  
PADDINGTON**



The Approach is only a 500m walk to Bristol Parkway station which provides frequent and direct services to key destinations. Following electrification bigger, better trains have been introduced and journey times are down to 79 minutes to London Paddington. By the end of 2019 there will be 5 trains an hour to the capital.

London	79 minutes
Birmingham	72 minutes
Cardiff	38 minutes
Exeter	78 minutes
Bath Spa	28 minutes
Reading	60 minutes
Manchester	2hrs 51 minutes

Sources: [www.networkrail.co.uk/westernrailinktoheathrow](http://www.networkrail.co.uk/westernrailinktoheathrow) // Trainline

#### LOCAL RAIL NETWORK

Bristol Parkway station has fantastic links to Bristol's suburban railway network which will offer commuters a frequent service to The Approach.

#### CROSSRAIL & HEATHROW LINK

Crossrail is due to open at the end of 2019 and will be easily reached from Bristol Parkway via Reading.

Heathrow Link proposals are in place to build a tunnel to link the Great Western Main Line to Heathrow Terminal 5.



#### BY AIR

Bristol Airport connects The Approach nationally and internationally, flying to 118 destinations of which 12 are in the UK, 98 in Europe and 8 in the rest of the world.

Bristol Airport is approximately 45 minutes from The Approach by car.



**SMARTER / FASTER**  
**BY ROAD & BUS**

**1**

**DEDICATED  
BUS LANE  
ACROSS  
BRISTOL**

**6**

**MINUTES  
BETWEEN  
BUSES IN  
PEAK TIMES**

**10**

**MINUTES  
TO CRIBBS  
CAUSEWAY  
SHOPPING  
CENTRE**

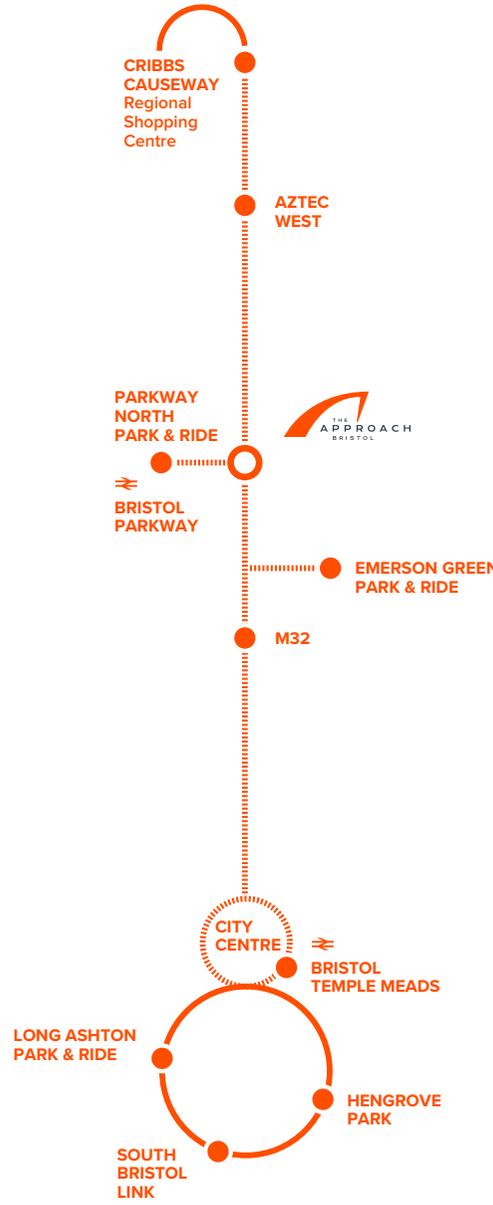


**BY ROAD**

Within a few minutes drive are the M4, M5, and M32, connecting you to the national motorway network.

London 118 miles	2hrs 14 mins
Manchester 168 miles	2hrs 54 min
Birmingham 98 miles	1hr 43 mins
Cardiff 44 miles	56 mins
Exeter 83 miles	1hr 33 mins
Bath 17.8 miles	33 mins

source: googlemaps // image credit: Highways England; Creative Commons



**BRISTOL METROBUS**

The new MetroBus provides a frequent, high quality passenger transport service connecting the key employment hubs in the north of the city with key residential areas in the north and south of the city as well as the city centre.

The new route also links into the wider MetroBus network with the South Bristol Link and Ashton Vale to Temple Meads routes. At peak times services are every 6 minutes and off-peak every 12 minutes.

**LOCAL BUSES**

Parkway station is a hub for local buses offering 15 services, providing commuters with easy and frequent connections to The Approach.



**TOWARDS  
A CLOSER  
WORK:LIFE  
BALANCE**





**Bristol has twice been voted the best city in the UK to live, so it's easy to see why people choose to make their home here.**

In fact, with over 1 million people living in the Greater Bristol area it is the UK's 8th largest city. And with house prices on average 53% less than London and 18% less than Reading it is no surprise that it is the fastest growing city in the UK outside of London.

Bristol is home to a multitude of museums, cinemas and galleries and boasts a vibrant waterfront culture. There is easy access to two excellent shopping centres, Cribbs Causeway and Cabot Circus, plus a whole host of welcoming bars, restaurants and cafés – all easily accessible via the city's outstanding transport links.

There are four Universities within Bristol and nearby Bath. Bristol has two Universities, The University of the West of England (UWE) and Bristol University which, combined, produce around 10,000 graduates weighted towards the sciences, engineering and finance disciplines. UWE with its 27,000 students is only 15 minutes' walk from The Approach while the University of Bristol has Faculty Research Departments that are world-class.

Bath is home to two further institutions, The University of Bath and Bath Spa University that together produce around 3,500 graduates per year. Nearly one third of these are from the Sciences, Finance, Business & Admin disciplines. Bath Spa is ranked as one of the top 5 creative universities in the Which! University Student Survey and nearly 90% of the research submitted by the University of Bath is graded as world leading or internationally excellent.

Sources: JLL, University of Bristol, Which! University Student Survey 2016, University of Bath

## THE FIRST STOP FOR BUSINESS

**As well as a wealth of major UK companies setting up their HQ in the area, Bristol has a dynamic economy of its own.**

Grant Thornton rank the city as one of England's top five growth centres, while a recent report found the city is creating 10 times as many businesses per head than the rest of the UK.

The number of start-ups in the city mean there is an entrepreneurial energy to tap into and a wealth of suppliers for bigger businesses to draw upon.



As you'd expect for a city attracting international investment in ICT, the digital infrastructure has been subject to considerable development. Bristol is now one of the UK's four 'Gigabit Cities' with a pure fibre network.

You can expect plenty of support too. The city is committed to creating an infrastructure that works for businesses that wish to relocate to the area.

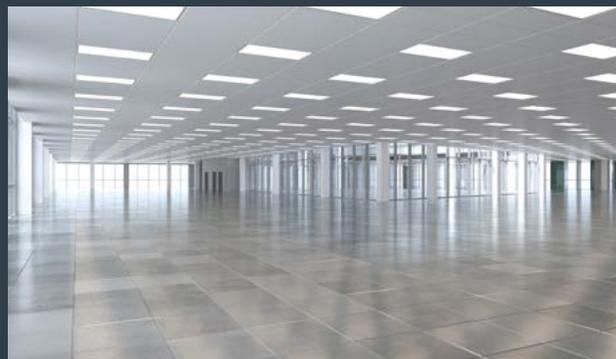




### CELEBRATED SUSTAINABILITY & SECURITY

For businesses that place importance on sustainability, the design will sit well with Bristol's award as Europe's Green City of the Year 2015.

Unsurprisingly in an area that's home to the MOD and other defence industries, a key USP of The Approach will be the fact that it is a secure site.



### THE SPACE

Consent has been granted for 163,000 sq ft of HQ office space. The Approach will stand in its own carefully landscaped and secure environment and will provide a highly sustainable, secure and flexible working environment across five floors.

The large column free floorplates offer a slab to slab height of 5.5 metres and have been designed to suit a range of M&E solutions.

There will be 525 car parking spaces, of which 21 are for disabled use, provided in the secure basement, at ground level and in the two storey decked car park.

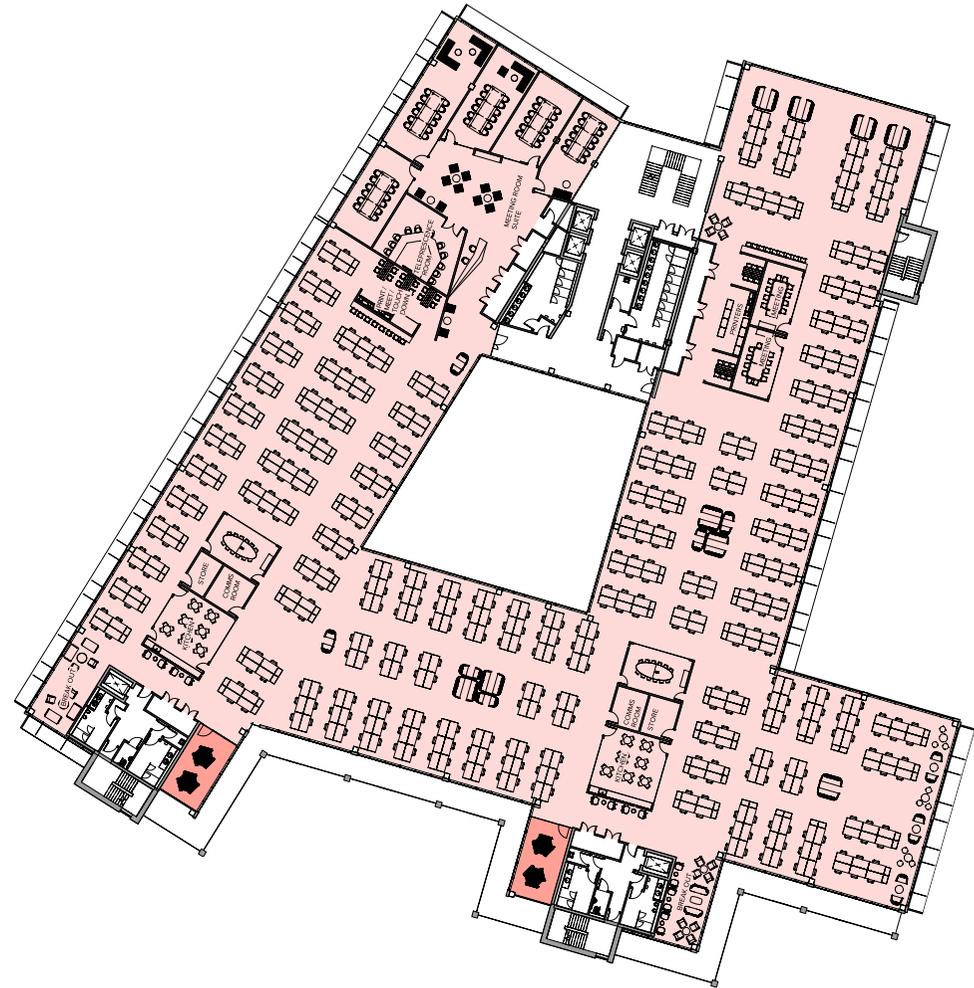
There will also be 250 cycle parking spaces of which 174 in the secure basement, and 20 shower cubicles.





# THE FLOORPLATES

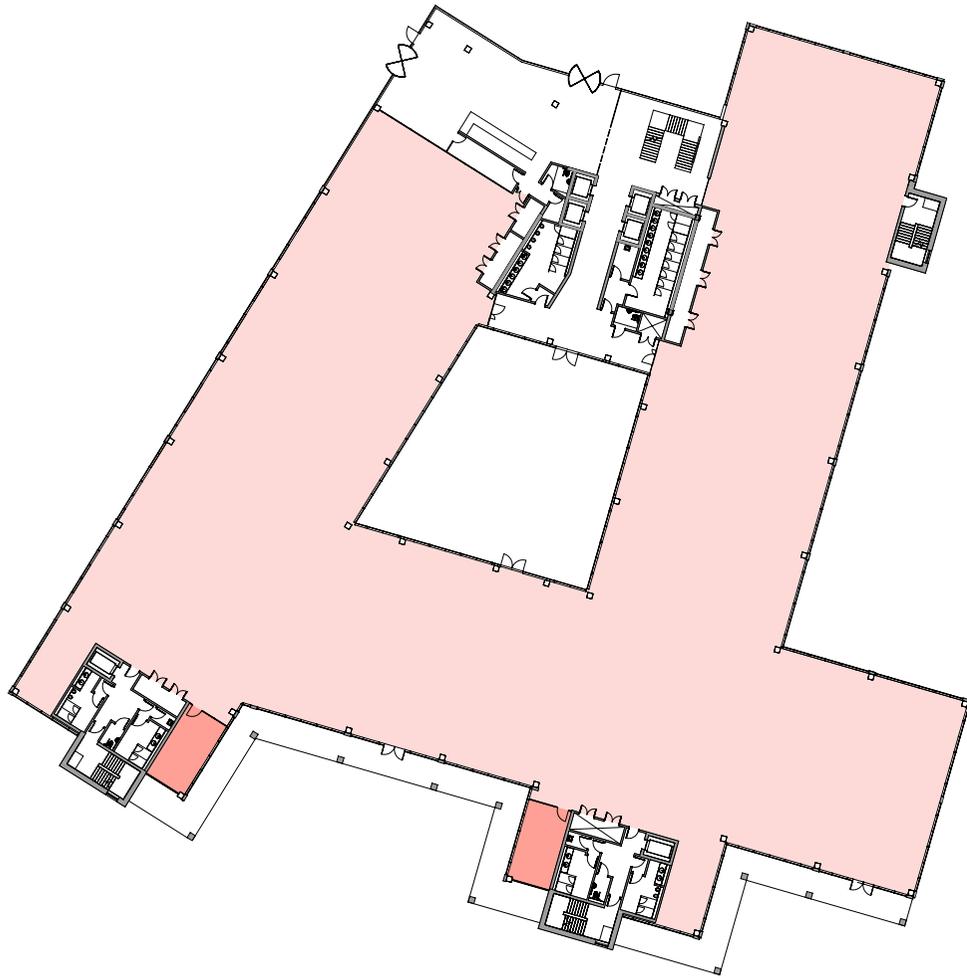
Ground Floor	37,440 sq ft / 3,478 sq m
First Floor	34,555 sq ft / 3,210 sq m
Second Floor	36,966 sq ft / 3,434 sq m
Third Floor	36,966 sq ft / 3,434 sq m
Fourth Floor	16,902 sq ft / 1,570 sq m
Total	162,829 sq ft / 15,127 sq m
Car Park Spaces	525
Cycle Spaces	250



**TYPICAL UPPER FLOOR**  
36,966 sq ft / 3,434 sq m

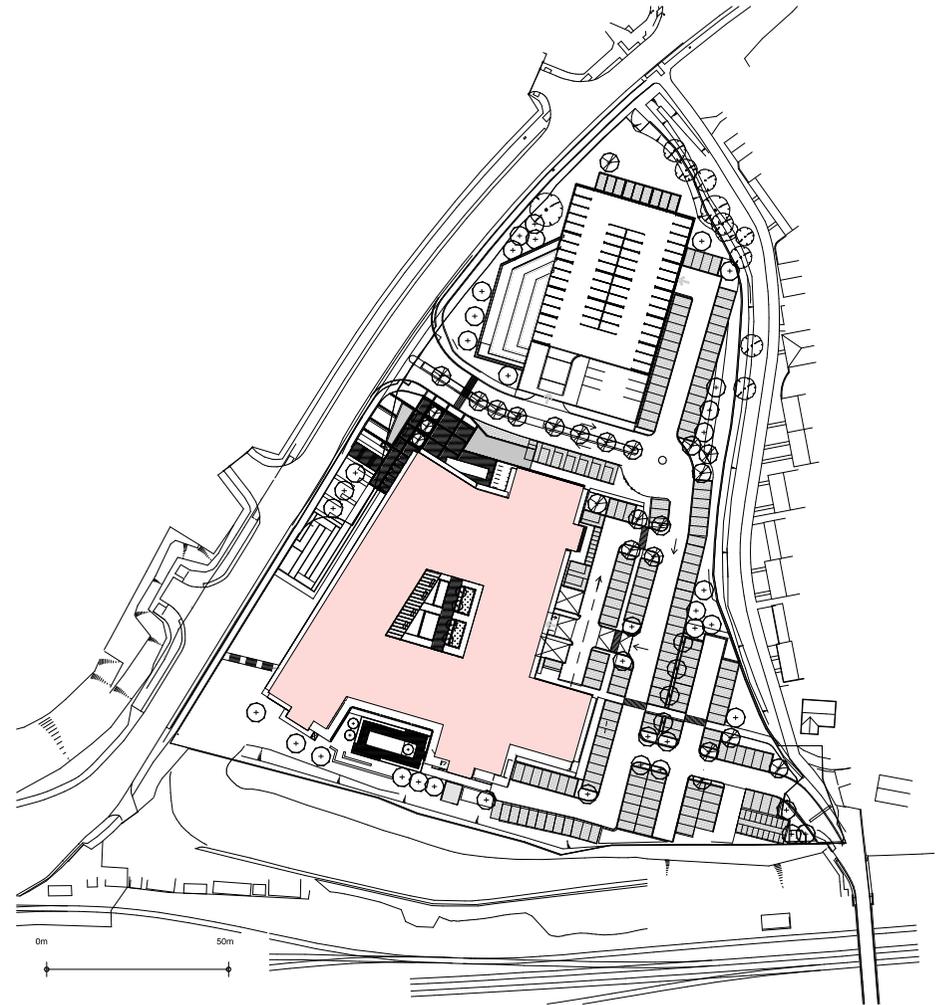
Workstations

482 as shown



**GROUND FLOOR**

37,440 sq ft / 3,478 sq m



**SITE PLAN**



## MAKE THE CONNECTION

[theapproachbristol.com](http://theapproachbristol.com)

Agent



[www.jll.co.uk/property](http://www.jll.co.uk/property)

**JAMES FINNIS**  
james.finnis@eu.jll.com  
020 8283 2534

**IAN WILLS**  
ian.wills@eu.jll.com  
0117 930 5746

Developer



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

**MISREPRESENTATION ACT 1967**

The particulars contained in this brochure are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract. They are given without responsibility on the part of Jones Lang LaSalle and/or their clients. They are not to be relied on as statements or representations of fact and no warranty is given that they are correct. November 2016.