



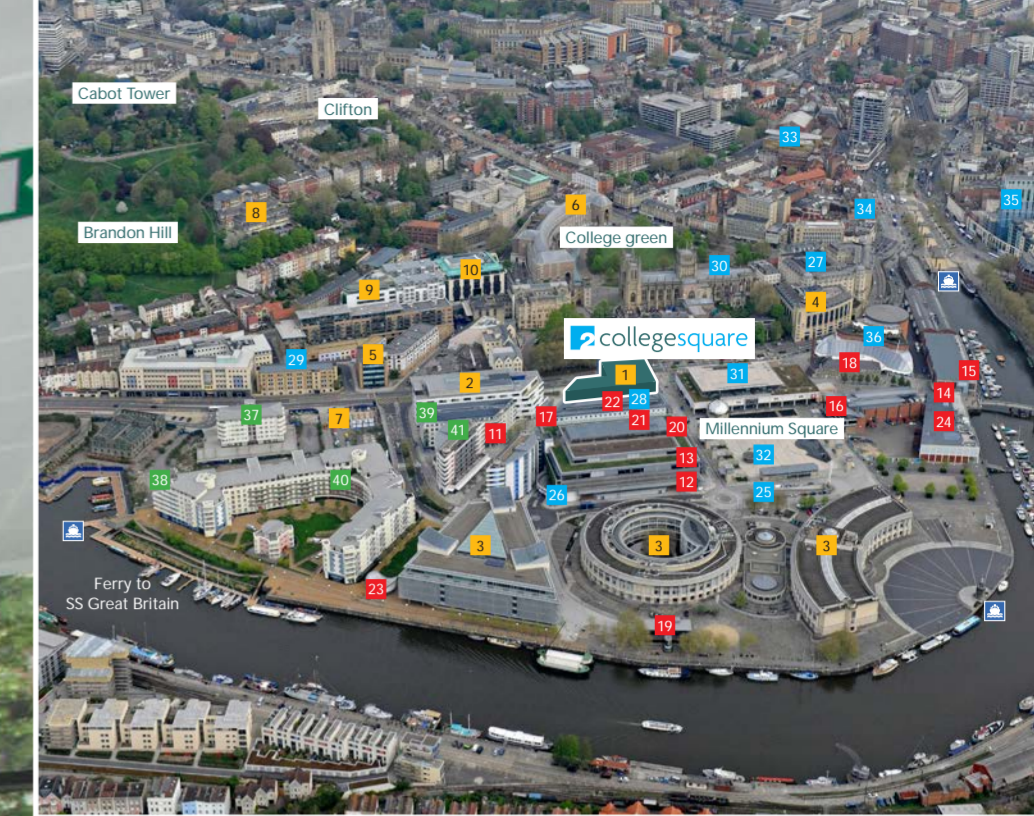
2 College Square sits within the Harbourside complex which is recognised as Bristol's finest mixed use location with all the amenity and services the modern day occupier requires.

Harbourside is more than just an office location, its a destination of choice with occupiers such as Lloyds TSB, Hargreaves Lansdown and CMS Cameron McKenna. Locationally Harbourside sits in the middle of Bristol, only 15 minutes walk down the historic and beautiful Brunel Mile from Temple Meads railway station, whilst in the other direction 2 College Square is located at the bottom of Park Street which leads directly into Clifton, another area renowned for its leisure offering. The building is situated behind Bristol Cathedral and the Cathedral school, offering a peaceful and attractive outlook.

The building itself is one of the highest specified offices in Bristol and able to cope with the demands of the most highly technical occupier. It has also been designed to accommodate the needs of the occupiers seeking more than just an office building for their workforce with 5 showers located in the basement along with lockers and drying rooms. There is also the benefit of a secure car park.

2 College Square offers the highest quality office accommodation, whilst being located in the heart of the city with the finest amenity on its doorstep. A location not just for the current time but the future.

- Four pipe fan coil air conditioning
- 150mm gross full access raised floor
- Metal tile suspended ceiling with LG7 lighting
- 2.8m floor to ceiling height
- Full height glazing to front elevation
- BREEAM Excellent
- Showers x5, lockers and drying room in basement
- 12 car spaces in secure basement garage
- Excellent reception area with commissionaire
- Landscaped approach to the building



OFFICE OCCUPIERS

1. CMS Cameron McKenna
2. Hargreaves Lansdown
3. Lloyds Banking Group
4. Direct Line
5. Frazer Nash
6. Bristol City Council
7. Canons Gate
8. Price Waterhouse Coopers
9. Triodos
10. Environment Agency

RETAIL/BARS

11. Tesco Express
12. Gala Casino
13. Fitness First
14. Pitcher & Piano
15. Mackenzie
16. Las Iguanas
17. Costa Coffee
18. Prezzo
19. Jacks Brasserie
20. Zen
21. The Living Room
22. Art Centre
23. Café Gusto
24. Bordeaux Quay

PARKING/AMENITIES

25. @Bristol Car Park
26. Britannia Car Park
27. Bristol Marriott Royal Hotel
28. Ibis Hotel
29. Travel Lodge
30. Bristol Cathedral
31. @Bristol
32. Millennium Square
33. Colston Hall
34. The Hippodrome
35. Radisson Blu
36. Bristol Aquarium

RESIDENTIAL

37. Building 3B
38. Building 4
39. Building 7
40. The Crescent
41. 360° Building
- Ferry Stop



Bristol's Harbourside is a diverse city centre location offering all the amenities you may require during your busy working day.



Gym



Breakfast
The Terrace Restaurant



Coffee
Costa Coffee



Light Lunch
Pizza Express



Client Lunch
The Living Room



Afternoon Tea
Café Gusto



Quick Drink
Pitcher and Piano



Dinner
Bordeaux Quay



Bed
Ibis Hotel

