

## Beard appointed for redevelopment of 1000 Aztec West

3 years ago



Beard has been appointed by CEG to deliver the £17 million redevelopment of 1000 Aztec West. The first speculative out of town Bristol office development in over a decade, with completion expected Summer 2023.

Forward funded by CBRE Investors, the aim is for the development to be the South West's first Net Zero Carbon in operation out-of-town office development, in accordance with the UK Green Building Council's (UKGBC) framework approach.

Implementing green and sustainable initiatives throughout allow the building to target net zero carbon in operation with the added benefits of significant embodied carbon savings through the build process. Designed to meet BREEAM Excellent and EPC A, 1000 Aztec West will be powered by renewable energy, sourced through a Renewable Energy Guarantee of Origin (REGO) contract. There will be an array of photovoltaic units on the roof, energy efficient heating, cooling and lighting systems, and a design approach that reduces the amount of energy the building needs.

The development will also deliver electric vehicle charging points, a cycle spa including wellness facility with showers and lockers to encourage sustainable travel. The building itself will be transformed, going from 38,000 sq ft to 80,000 sq ft. There will be an additional floor added, making it a three-storey office building, along with a striking new external envelope. Once complete, the building will be able to house a 850 strong workforce.

Incorporating a gym & wellness centre, lakeside café and terraces, with rooftop terraces overlooking the lake parklands, there will also be a new and dramatic triple height entrance to the building. Attractive

indoor and outdoor spaces will provide places to eat, meet, drink and work, with access to Wi-Fi and plug in points.

Matt Cooper Bristol Director, Beard, said: "While working with an existing structure brings challenges, there are significant benefits as well. By repurposing the existing frame at 1000 Aztec West we can save a huge amount of carbon, as the original building is not destroyed, and therefore the energy of the initial build is not wasted. As an experienced contractor in this type of project, we are proud to have been chosen to work with CEG on this first for the Bristol out-of-town office market."

Property agents Carter Jonas, Cushman Wakefield and JLL have been appointed to market the new development, offering floor plates of up to 27,000 sq ft.

CEG offers an innovative approach to leasing, delivering more flexibility and even providing tenant fit outs which reduces an occupier's capital spend. The company's Core and Flex model allows a business to expand and contract within the space. This helps to manage uncertainty, as well as company growth, seasonal demand and the effects that social distancing will have on office requirements.

CEG is also appointing an on-site Life team, dedicated to making occupier's lives easier and healthier. They, along with the dedicated app, will help to create a more collaborative and productive community, be it booking meeting rooms, arranging dry cleaning, organising events, bike maintenance or fitness classes, to local shopping and activity discounts.

Jimmy McWilliams Investment Manager, CEG, said: "The comprehensive redevelopment of 1000 Aztec West will deliver a city centre specification building in this popular business park, something that has never been delivered in out-of-town Bristol before. In addition to boasting a fantastic lakeside location, this development addresses the key requirements of modern office occupiers – sustainability, staff wellbeing, on-site facilities and data connectivity, all designed to enhance productivity and help occupiers attract and retain the best talent.

"You cannot underestimate the role the workplace plays in attracting staff, driving performance and helping deliver corporate sustainability aspirations. Workspace is no longer a necessary cost burden but a strategic tool to support the delivery of business goals. It is this, and our confidence in the Bristol market and this great location on the city's best business park, that has driven this investment into Aztec West."

More information is available at: [www.1000aztecwest.co.uk](http://www.1000aztecwest.co.uk)