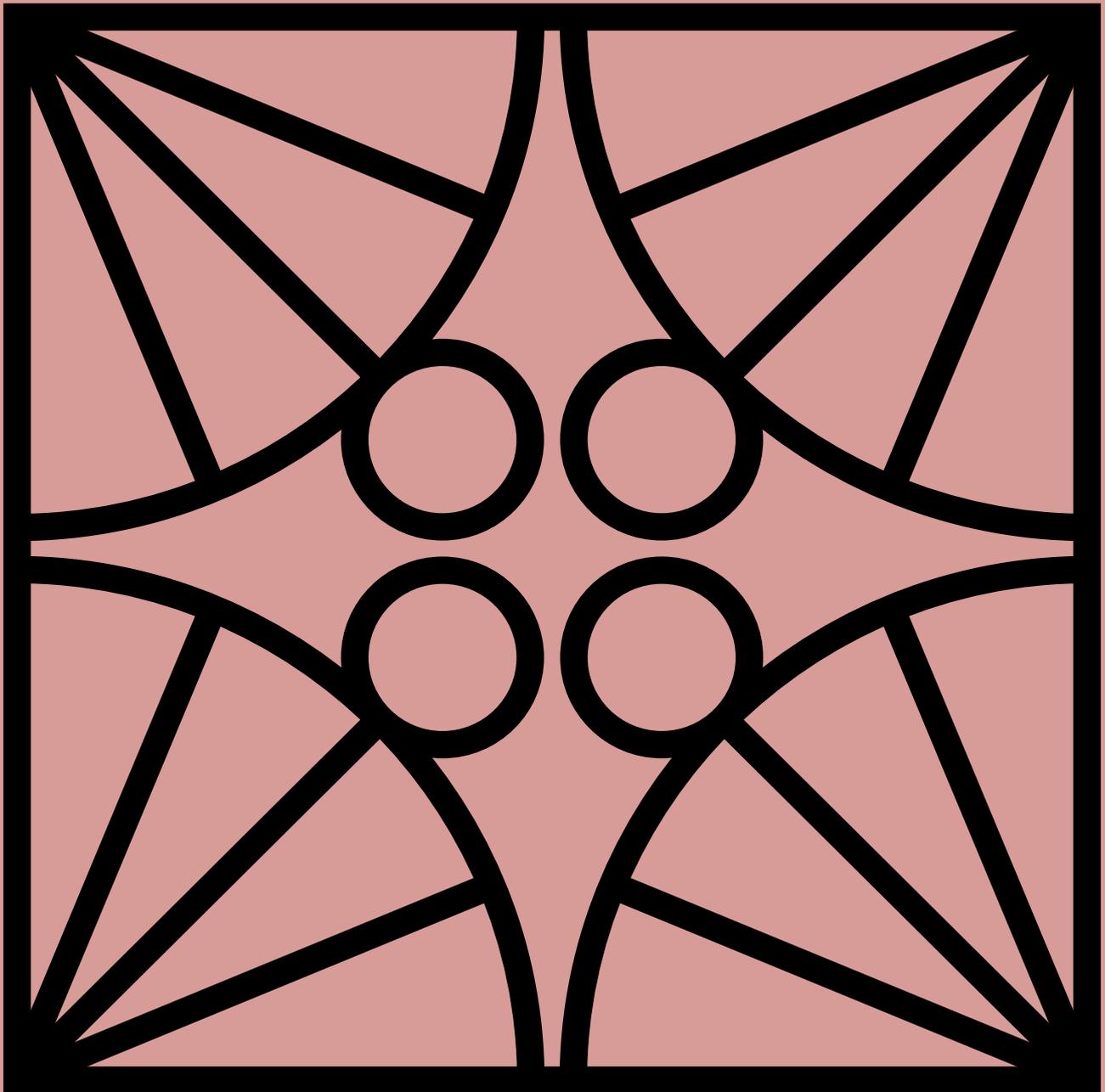


# ONE Cathedral View

City of Gloucester



## FORUM

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

85,121 sq ft (NIA) Net-Zero-Carbon office at the Forum. Gloucester's new city centre digital and technology campus.

Think differently.  
Join the new reality.



The outlook across Cathedral View showing Buildings ONE and TWO, the huge digital screen and the "Sky Walkway" to the car park and hotel.

# Join the new reality

# FORUM



- 1. **ONE Cathedral View** - 7 floors, 85,121 sq ft (NIA)
- 2. **TWO Cathedral View** - Pre let to The Forge, 18,868 sq ft (NIA)
- 3. **4\* Hotel** - Pre-let 131 rooms with private courtyard.
- 4. **Gym** - Pre-let. 9,300 sq ft (NIA) (Ground floor office).
- 5. **Club** - 3,323 sq ft (NIA) / 300 capacity (5th floor office).

- 6. **Retail** - (Ground floor hotel) 2,336 sq ft (NIA).
- 7. **Car Park** - 398 spaces. 10% electric charging.
- 8. **Transport Hub** - £6.4m new bus station.
- 9. **Train Station** - £3m refurbishment.
- 10. **Apartments** - Whitefriars 43 x 1, 2 and 3 beds.

- 11. **King's Square** - £5m renovation.
- 12. **King's Walk Shopping Centre** - £19m refurbishment.
- 13. **Creative Hub** - New 15,000 sq ft arts centre.
- 14. **University of Gloucestershire** - New 200,000 sq ft (GIA) healthcare and education department. 4,700 students.

# Digital and technology campus

## Not just another office complex

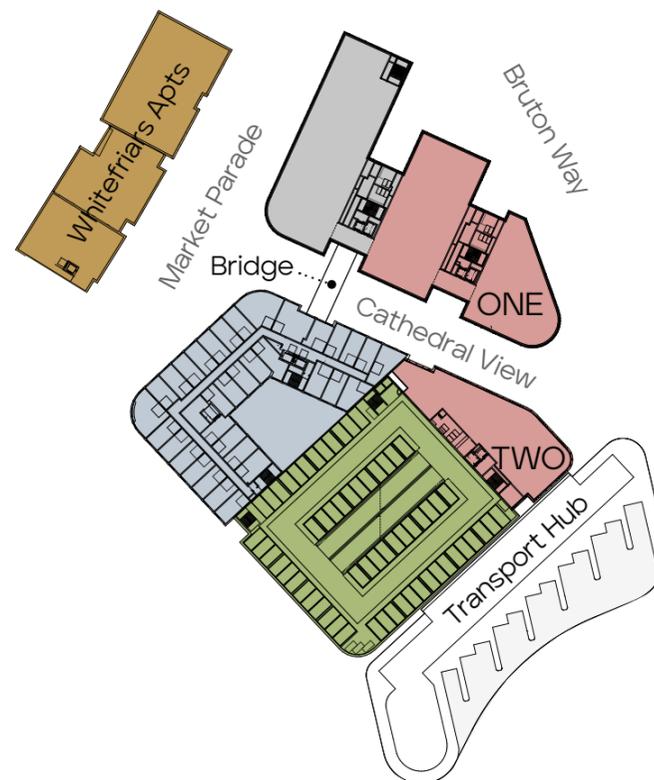
- Low operational cost.
- Exemplar sustainability credentials.
- Fully digitally integrated.
- Secure with wired score platinum.
- City centre location.

## Committed investment

- A new city square.
- A new transport hub.
- A new music centre.
- A new University presence.
- 43 apartments.
- A new creative hub.

## Ground Floor

- Gym - 9,300 sq ft (NIA)
- Residential - 43 Apartments
- Car Park - 398 Spaces
- Hotel - 131 Rooms
- Office - 103,989 sq ft (NIA)  
ONE and TWO Cathedral View



# Two purpose-built office buildings

## ONE Cathedral View

Available from Q3 2023

- 3,000 - 85,121 sq ft (NIA) office to let.
- Purpose built grade-A.
- Three distinctive interlinked wings.
- Designed for focussed working.
- Collaborative enabled spaces.
- Cutting edge digital integrated office.

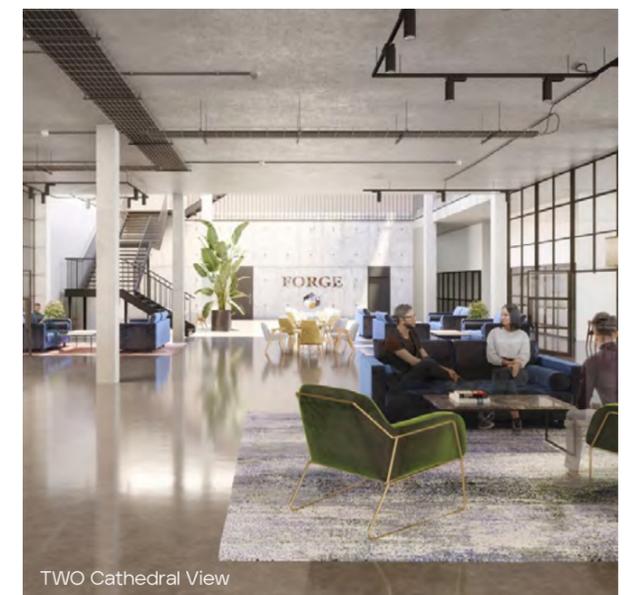
## TWO Cathedral View

Forge serviced digital office

- Physical and digital members club.
- Flexible digitally enabled environment.
- Secure and trusted operator.
- Pay-as-you go incubator for high growth sectors.
- Core and flex solution.



ONE Cathedral View



TWO Cathedral View

# Residential and hospitality

## Hospitality and entertainment

### 4 star boutique hotel

- 131 bed individual family group accommodation.
- Restaurant and roof top bar.
- Conference facilities.
- Direct parking access.
- Access to gym.
- Digitally enabled.

The perfect venue for meetings, entertaining and relaxing.



## Whitefriars apartments

### 43 city apartments

- City centre living.
- Mix of one two and three bedrooms.
- Access to rooftop garden and amenities.
- Access to gym for health and well-being.
- Stunning views of the city, countryside and cathedral.
- Sustainable living option

Gloucester is an affordable, fresh and youthful place to live.



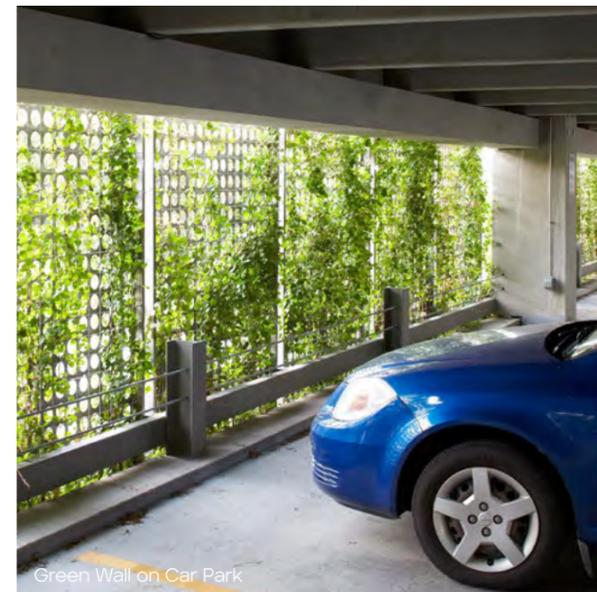
# Commuting and wellbeing

## City centre transport hub

### Car, bus and train

- 398 parking spaces (subject to negotiation).
- 10% Electric charging points and 100% future enabled.
- Direct access to offices and hotel.
- Smart Park enabled.
- Wifi throughout.
- Directly adjacent to bus terminal.

Situated next to the station, access all that is on offer at the Forum, and beyond.

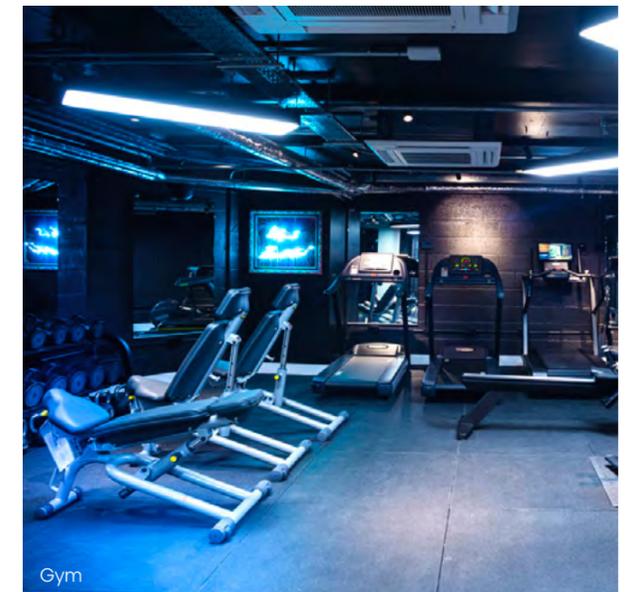


## Urban fitness centre

### 8,234 sq ft Gym

- State-of-the-art health and well being facilities.
- E-Mobility and bike parking.
- Spacious changing facilities.
- Link to your personal health apps.
- Available to all office tenants.
- 24 hour.

Running or cycling to work is made easy with secure parking and changing facilities.





# ONE Cathedral View



## **Net-Zero-Carbon in operation**

- Renewable electric supply throughout.
- Low energy demand due to passive design principles.
- Annual carbon offsetting.

## **50% operational cost saving**

- Natural ventilation.
- Smart building limits energy use.
- Rooftop PV electricity generation, low water usage fittings throughout, movement sensor controlled lighting.
- Low cost fit outs

## **Attract the best staff**

- Commuting is made easy.
- City centre location.
- Wellbeing is key to life on campus.
- ONE tenants have access to a gym, restaurants and members club.

## **Digitally enabled office**

- Smart workspaces.
- Connected environment.
- Work faster and collaborate more effectively.

# Home of intelligence

The region offers access to the skills and talent your business needs. Ideal for start-ups, scale-ups and global corporates in:

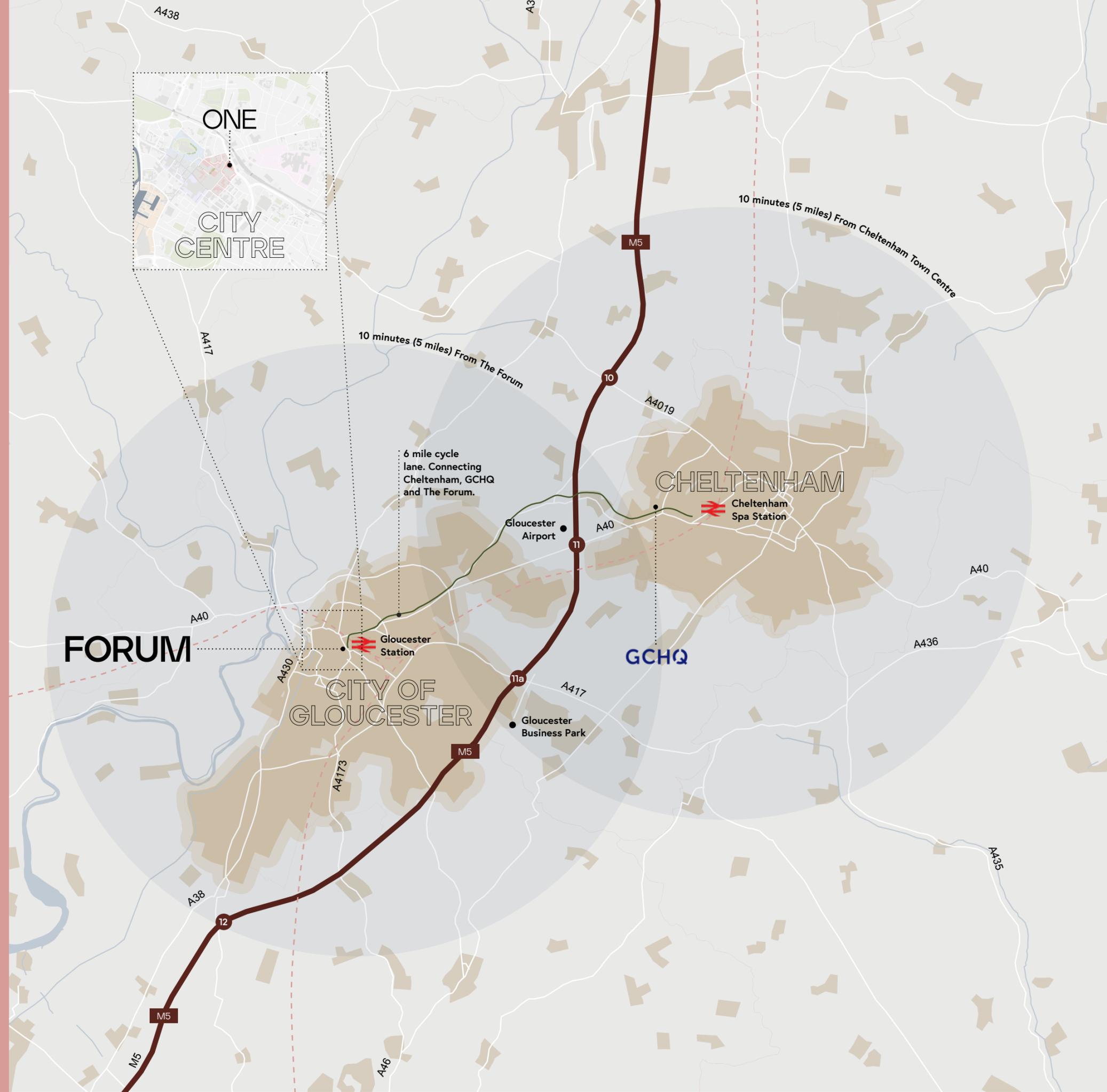
- Technology, Cyber security, AR, VR, Sports tech, EdTech, Mobility AgriTech and more;
- 20 universities have a presence within 75 minutes. That is over 11,000 students.
- GCHQ located less than 10 minutes away.
- 51% of local workforce in senior roles.
- £220M Investment in major regional regeneration schemes.

Home to GCHQ, the region is the UK leader in the cyber and digital sectors. Collaboration, innovation and creativity took centre stage in the design of the Forum and the building is primed to adapt to the new working normal.

## Travel times\*

Cheltenham (Train)	→ 08 mins
GCHQ	→ 10 mins
Business Park	→ 12 mins
Cheltenham	→ 15 mins
Gloucester Airport	→ 15 mins
Tewkesbury	→ 20 mins
Ledbury	→ 28 mins
Ross on Wye	→ 30 mins
Swindon (Train)	→ 43 mins
Bristol (Train)	→ 48 mins
Hereford	→ 50 mins
Birmingham (Train)	→ 57 mins
Cardiff (Train)	→ 57 mins
Oxford (Train)	→ 1 hr 34 mins
London (Train)	→ 1 hr 43 mins

\*By car unless otherwise stated



# 15-Minute city

## Heritage

1. Gloucester Cathedral
2. Gloucester Canal
3. National Waterways Museum
4. Museum of Gloucester
5. St Oswald's Priory
6. Historic Dockyards
7. Blackfriars Priory
8. Greyfriars

## Transport

9. Gloucester Station
10. Transport Hub
11. Gloucester Airport

## Recreation and Sport

12. Kingsholm Stadium
13. Gloucester Park
14. Westgate Leisure Area
15. Gloucester Cricket Club
16. Riverside Sports and Leisure Club

## Retail

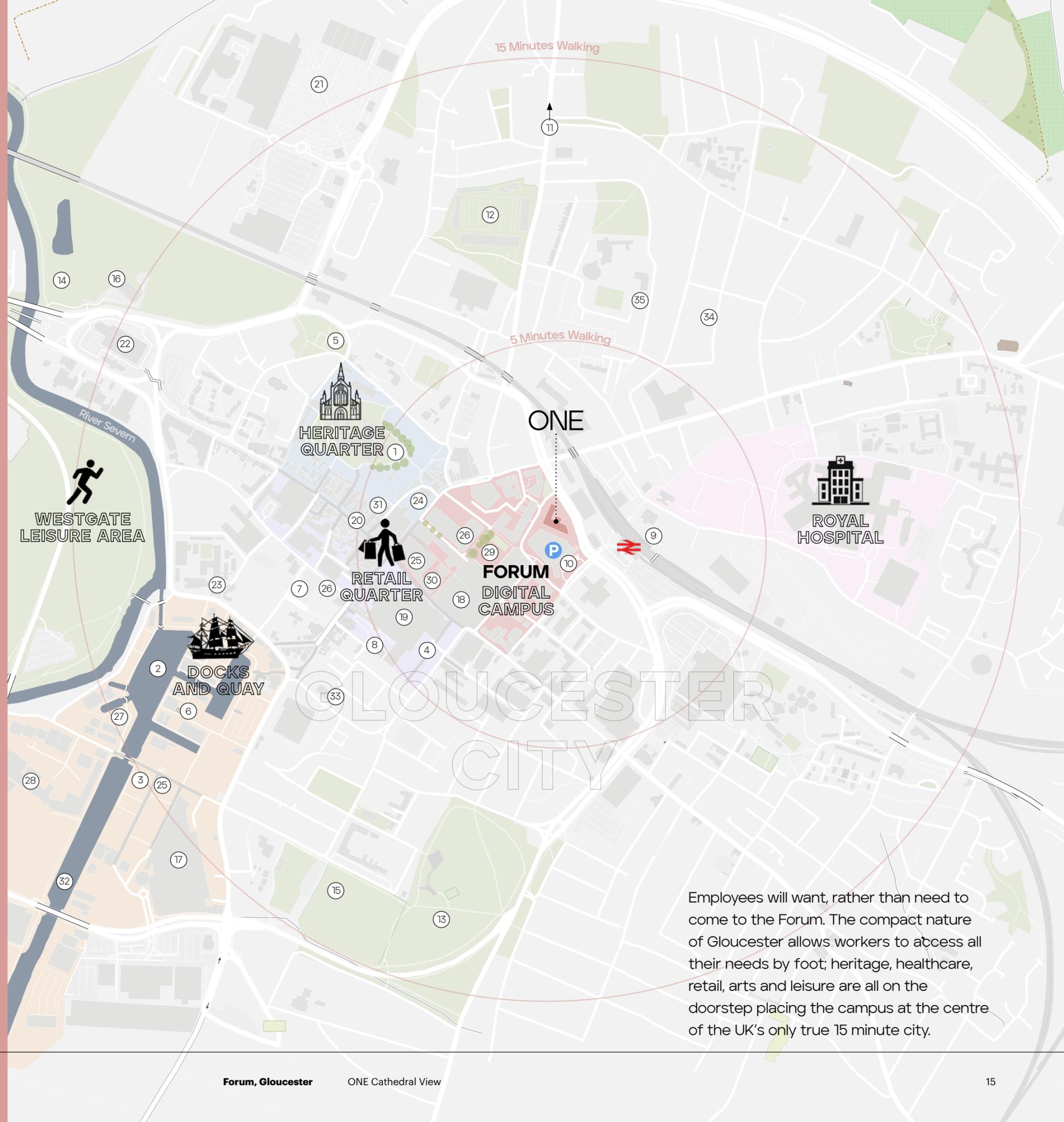
17. Gloucester Quays Retail Mall
18. Kings Walk Shopping Centre
19. Eastgate Shopping Centre
20. Eastgate Street
21. Oswald Retail Park
22. Westgate Retail Park

## Arts and Culture

23. Gloucestershire Academy of Music
24. Theatre Arts
25. Creative Workspace
26. University of Gloucestershire Campus
27. University of the West of England
28. Gloucestershire College
29. Kings Square
30. The Guildhall

## Attractions

31. Beatrix Potter Shop and Museum
32. Canal Watersports
33. Climbing Centre
34. Beaufort Polo Club
35. Cinemas
36. Escape Rooms



Employees will want, rather than need to come to the Forum. The compact nature of Gloucester allows workers to access all their needs by foot; heritage, healthcare, retail, arts and leisure are all on the doorstep placing the campus at the centre of the UK's only true 15 minute city.

# ONE Cathedral View

## High-quality, purpose-built, digitally advanced workspace

Located at the gateway of the city of Gloucester, this new office development provides modern flexible space, designed to help you navigate a hybrid of flexible/smart working.

The open plan floor plates, large windows with Cathedral views, onsite hotel and rooftop bar and terraces all contribute to an invigorating, collaborative and creative environment.

## 85,121 sq ft

Grade A flexible workspace (NIA).

## 398 spaces

Car parking, subject to negotiation.

## Public transport

Adjacent to main bus and train stations.

## 5G

Access the dedicated Forum smart app anywhere on campus.

## Amenities

Hotel, restaurant, bar, gym and shop on campus.

## 2 Acres

Redeveloped city square and new public realm.

## 'Platinum'

WiredScore enabled.

## 'Excellent'

BREEAM rating.

## Net-Zero-Carbon

In operation.

## Mobility

Secure e-mobility and bike parking with changing facilities.

## Cathedral

Views from rooftop bar and terraces.

## Smart access

Smart passes for visitors and staff, pre-connected building.



Adaptive office space

# ONE Cathedral View

The detail



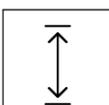
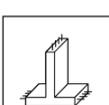
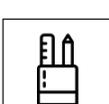
View from the 5th floor towards historic Gloucester Cathedral

# ONE Cathedral View

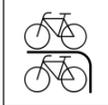
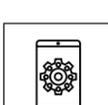
## Gateway building

To accommodate the new normal of a hybrid home/office workplace, the Forum offers maximum flexibility within the floor plates.

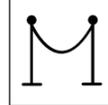
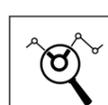
### Office Building

- |   |  |   |  |
|---|--|---|--|
|    | Exposed soffits and services.  |    | Mixed mode ventilation system with occupier control. |
|   | Fibre data cabling to comms cupboard on all floors.                      |   | Lift access 1.6m/sec.                                |
|  | Occupancy 1:8.   |  | 150mm raised access floor.                           |
|  | Fire Occupancy 1:6.  |  | Floor to underside of suspended LED lights 3.0m.     |
|  | Efficient, sustainable building performance and BREEAM excellent rating. |  | Finished floor to soffit 3.8m.                       |
|  | Cathedral, countryside and city square views.                            |  | BCO compliant showers and WC - 1/8m occupancy.       |
|  | Connected to building TWO, hotel and car park.                           |  | Exposed concrete structure.                          |
|  | 3,000 - 15,000 sq ft (NIA) flexible floorplates.                         |  | 85,121 sq ft (NIA) office.                           |
|  | 7 floors.  |  | WiredScore platinum enabled.                         |

### Office Facilities

- |   |   |
|---|---|
|    | Bike parking, showers and changing facilities.        |
|   | 398 spaces.   |
|  | 10% electric charging points and 100% future enabled. |
|  | 116 room hotel.                                       |
|  | Conference.   |
|  | Cathedral and city views.                             |
|  | Cafe.   |
|  | 9,300 sq ft (NIA) gym.                                |
|  | Connected app.  |

### Access the Forum community

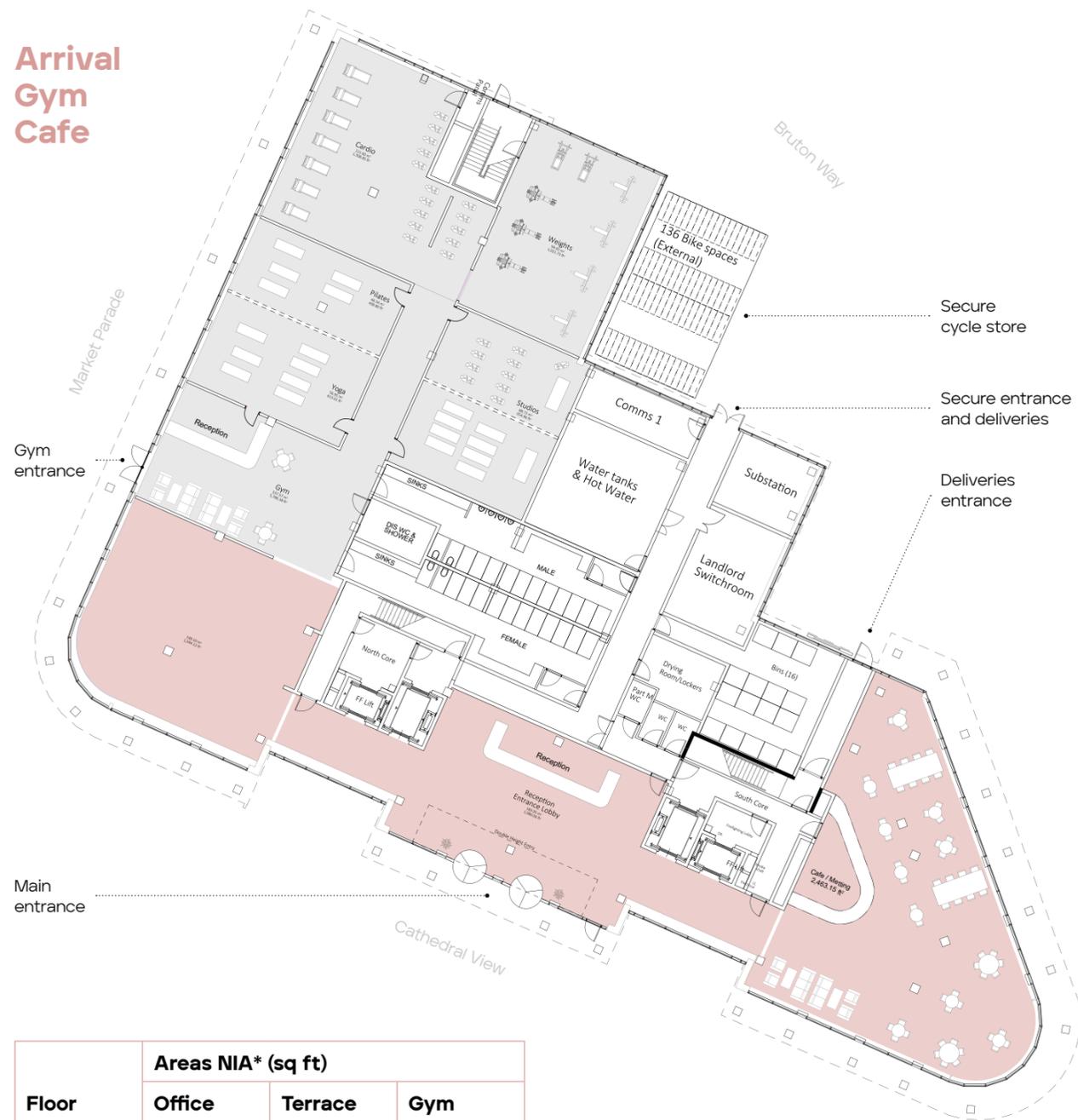
- |   |  |
|---|--|
|    | Access to Forge members club.  |
|   | Edge cloud.  |
|  | Networks.  |
|  | Access to 18,868 sq ft (NIA) flexible co-working space at the Forge. |
|  | Creative studios.  |
|  | Training.  |
|  | Data labs.   |
|  | 5G connectivity.   |
|  | Restaurant and club.   |



View of ONE Cathedral View (at rear) Creative Hub (Left) and Hotel (Right) from Kings Square

# Ground floor

Arrival  
Gym  
Cafe



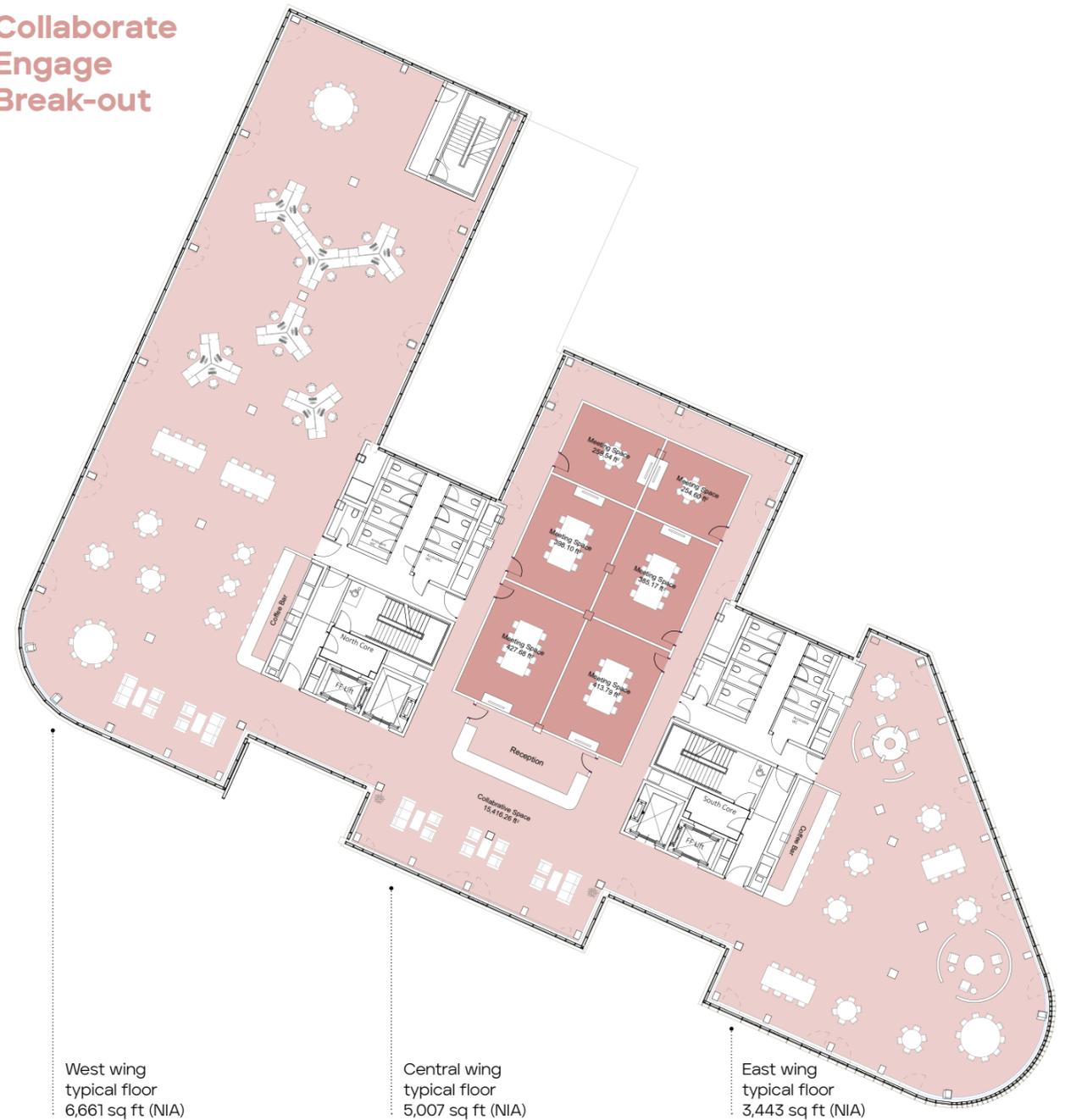
Floor	Areas NIA* (sq ft)		
	Office	Terrace	Gym
Ground	4,768	-	9,300
Level 01	15,758	-	-
Level 02	15,758	-	-
Level 03	15,758	-	-
Level 04	15,758	-	-
Level 05	11,883	1,173	-
Level 06	5,430	977	-
<b>Total</b>	<b>85,121</b>	<b>2,150</b>	<b>9,300</b>

- Gym
- Open plan office
- Meeting spaces

\*Approximate Net Internal

# Levels 01 - 04

Collaborate  
Engage  
Break-out



## Infinitely flexible

- The Forum offers maximum flexibility within the floor plates.
- ONE Cathedral View is comprised of three wings serviced by two cores
- Wings can be occupied individually or in clusters.



# Sustainable and Smart



## Sustainability

### ONE Cathedral View

- BREEAM 'Excellent' Rating for Office.
- Net-Zero-Carbon in operation enabled (UK Green Building Council).
- Naturally ventilated offices (seasonal).
- Smart building technologies to limit energy in use.

### FORUM

- Largest green wall in the South-West.
- Extensive sustainable urban drainage and rainwater capture.

## Low energy in use

- Highly insulated façade and building envelope reducing heat loss in winter.
- Articulated louvered façades to provide passive shading and mitigate heat gain.
- Shallow floorplates to maximise daylight limiting need for artificial lighting.
- Natural ventilation reducing cooling and artificial ventilation energy demand.
- Exposed monolithic mass concrete structure allowing night purge and reducing energy demand for cooling.
- Brown roofs throughout improving thermal mass and reducing energy loss.
- Green wall lined car park perforated to allow natural ventilation and cooling.
- Low rise, highly legible and accessible circulation reducing energy demand for lifts.

## Lifecycle

- Concrete frame uses GGBS (Ground Granulated Blast-furnace Slag) that has a lifecycle of potentially 100's of years compared to steel, timber etc.
- Floor-ceiling heights and structural grids specifically designed to allow future adaptation for alternative uses including converting the car park to office/residential, the office to residential/educational and the hotel to residential mitigating the need for demolition increasing embodied carbon emissions.
- Base build designed to mitigate or limit the need for fit-out materials and applied finishes and create substantial carbon emissions over a buildings lifecycle.

## Active design measures

- Renewable electric supply and no gas.
- 260 roof mounted photo-voltaic cells connected directly to the hotel and office buildings for immediate on site generated electricity supply.
- Sensor enabled technologies – immediate to desks/rooms (linked to lighting, cooling etc) to reduce energy in use reacting to occupation variations (particularly important in a hybrid working future). This concept is extended to the public realm where lighting is controlled for example by only coming on in areas when people sit on seats in proximity to lights.

# Basebuild Specifications

## Occupancy ratio

- Workplace density: 1 person per 8 sqm.
- Means of escape: 1 person per 6 sqm.
- Air conditioning: 1 per 8 sqm.
- Lifting: 1 person per 8 sqm (80% occupancy).
- Sanitary provision: 1 person per 8 sqm.

## Structure

- Insitu concrete frame and sub-structure throughout.
- The office grid is approx. 7.5m x 7.2m with a 1.5m space planning grid.

## Planning mode

There is no ceiling designed or included, as the building has been designed with visible concrete soffit and exposed services, to maximise the available floor height.

## Floor loadings

- Office floors generally 2.5+1.0 kN/sqm.
- Toilet areas 4.0 kN/sqm.
- Plant rooms 7.5 kN/sqm.
- Roof terraces 4.0 kN/sqm.
- Gym 5.0 kN/sqm.

## Floor heights

- Top of slab to top of slab:
- GF - L01: 5400mm.
- L01 - L05: 4100mm.

- L05 - L06: 3950mm.
- L06 - I07: 3950mm

## Raised floor (including floor tile)

- GF Level: 150mm (overall).
- Levels 1-3: 150mm (overall).
- Levels 4-6 (plot 4): 300mm (overall).

## Office floor to ceiling (typical)

(top of raised floor to underside of soffit)

- GF Level: 5000mm.
- Level 01 - 07: 3675mm.

## Ceiling lighting/services zone

(based on a 2.8m min clear height)

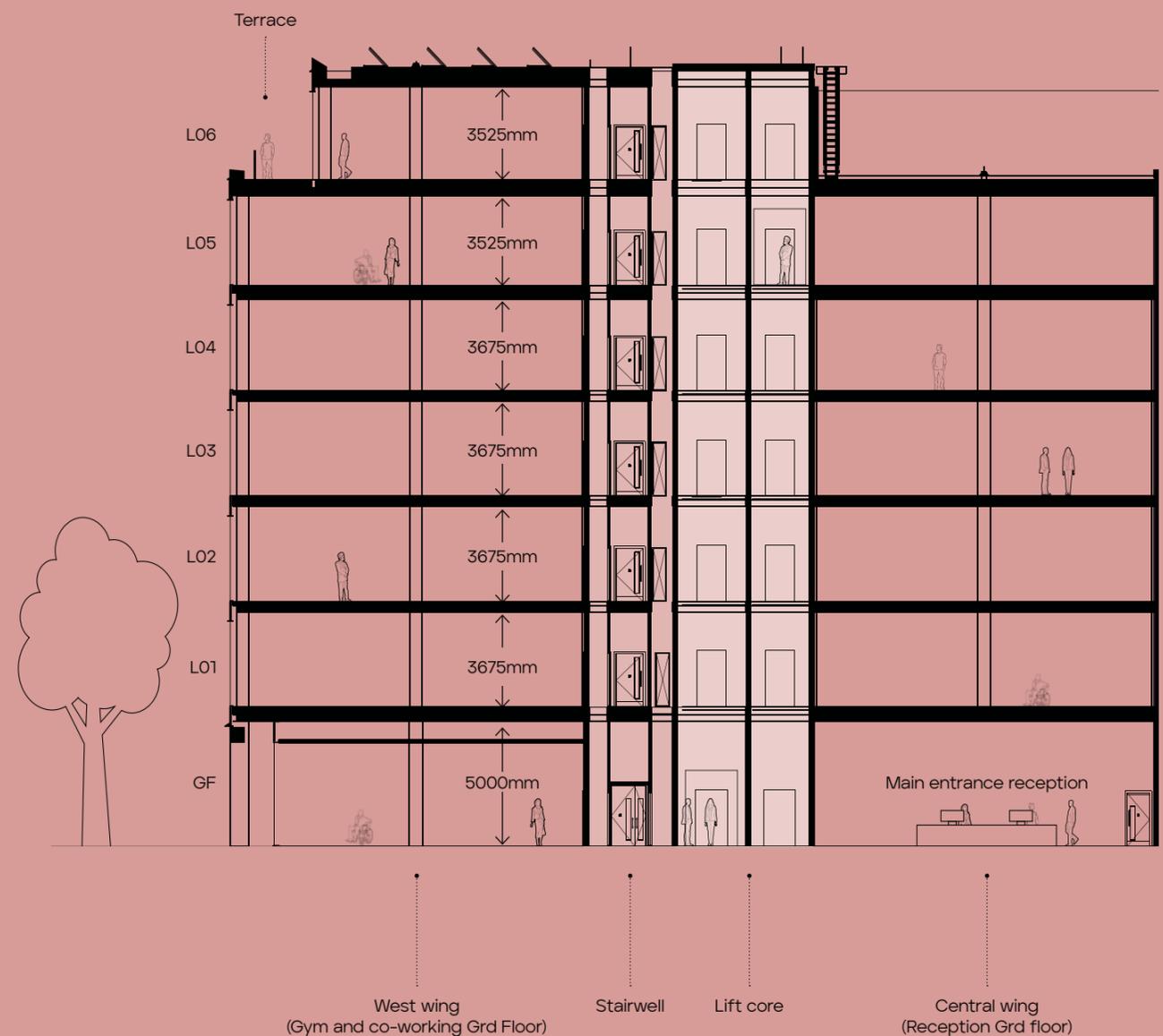
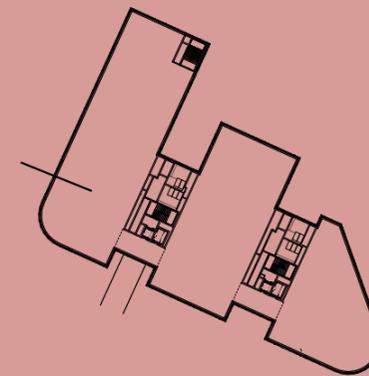
- GF Level 675mm.
- Level 01 - 07: 675mm.

## Structural floor thickness

- 275mm thick insitu RC Slab.

## Facilities

- Bike parking.
- Showers.
- Changing rooms.
- Gym.
- Coffee House.
- Terraces.
- Conference rooms.
- Meeting pods.



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@forumdigital



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