



One Friary Reaches New Heights

Topping Out Milestone for One Friary Marks Major Step Forward in Bristol's Premier Office Development.

One Friary, a flagship sustainable office development in the heart of Bristol's Temple Quay, has reached a key construction milestone with its official topping out ceremony having taken place this week. This significant moment marks the completion of the building's structure and affirms the development's continued progress toward practical completion, which is on track for Q1 2026.

Owned by Britannia Invest A/S, a Danish pension fund with a long-term commitment to Bristol, One Friary offers nearly 60,000 sq ft of Grade A, future-forward workspace. With its prime location (just one minute walk from Bristol's Temple Meads station) and industry-leading ESG credentials (targeting BREEAM Outstanding, EPC A, and WELL Gold certification) One Friary represents the next generation of high-performance office environments.

Delivered by Catella APAM and Bankfoot APAM, designed by tp bennett, and built by Beard Construction as Main Contractor, the project is being delivered in collaboration with a best-in-class team including Core Five, Heyne Tillett Steel, and Box 20. The development showcases an exceptional commitment to sustainability and regeneration. By retaining 85% of the existing concrete frame, the development has already captured over 1,700 tonnes of embodied carbon - surpassing key industry benchmarks.

William Grenfell, Associate Director at Catella APAM, commented:

"Britannia has been a long-term investor in Bristol, having acquired One Friary in 2002 and with no plans to exit. The topping out of this landmark development reflects our client's belief in Bristol's continued growth and our commitment to delivering best-in-class, sustainable workspace for the next generation of occupiers."

Reflecting on the milestone achievement, Roxine Foster, Director at LSH said:

"Reaching the topping out stage at One Friary is a proud moment for this exceptional development and for Bristol's future workspace. The momentum behind the scheme reflects real confidence in the market and a clear demand for best-in-class, sustainable office environments. With practical completion on track for early 2026, One Friary is already generating strong interest from occupiers looking to be part of the Temple Quarter's next chapter."

Featuring flexible floorplates, spa-quality amenities, a rooftop terrace with panoramic views, and seamless transport connectivity, One Friary is now actively marketing space from Q1 2026.

Availability Highlights:

- 60,000 sq ft of premium Grade A office space across seven floors
- Spaces from approx. 7,500 to 9,000+ sq ft per floor
- Demised sixth-floor terrace and double-height entrance with commissioned art installation by local artist Frea Buckler



For viewing enquiries and further leasing information, please contact:

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About Catella APAM

Catella APAM, an independent and market-agnostic asset and investment manager, has been delivering sustainable real estate solutions since 2010, managing £4B worth of assets across the UK and Ireland. As part of the Catella AB Group, we leverage our global network and extensive market knowledge to provide tailored, effective solutions across all market cycles to achieve remarkable outcomes for our clients.

Image Attachments

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Attachments

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