



TO LET  
HIGH QUALITY  
OPEN PLAN  
OFFICE  
FLOORS

6,931 - 30,566 SQ FT  
(643.9 - 2,839.6 SQ M)

CLICK TO PLAY  
VIRTUAL TOUR OF  
FOURTH FLOOR



# ONE TEMPLE QUAY

PRIME WATERFRONT OFFICE SUITES

# Newly refurbished office suites in a prime location

## Description

One Temple Quay is a prestigious HQ style office building in a prime location overlooking the Floating Harbour and close to Temple Meads station.

The full height atrium has been newly refurbished and provides a stunning welcome to the building with manned reception desk and wallclimber lifts.

Amenities include:

- Clear office floorplate with 2.7m floor to ceiling height
- Central heating and chilled ceiling/fresh air ventilation system
- Metal tiled suspended ceiling with new inset LED lighting
- Male and female and disabled WC facilities on each floor
- 4 passenger lifts plus a goods lift to all floors
- Parking in secure basement at a ratio of 1:1,500 sq ft net internal
- Cycle storage, plus new shower and changing facilities





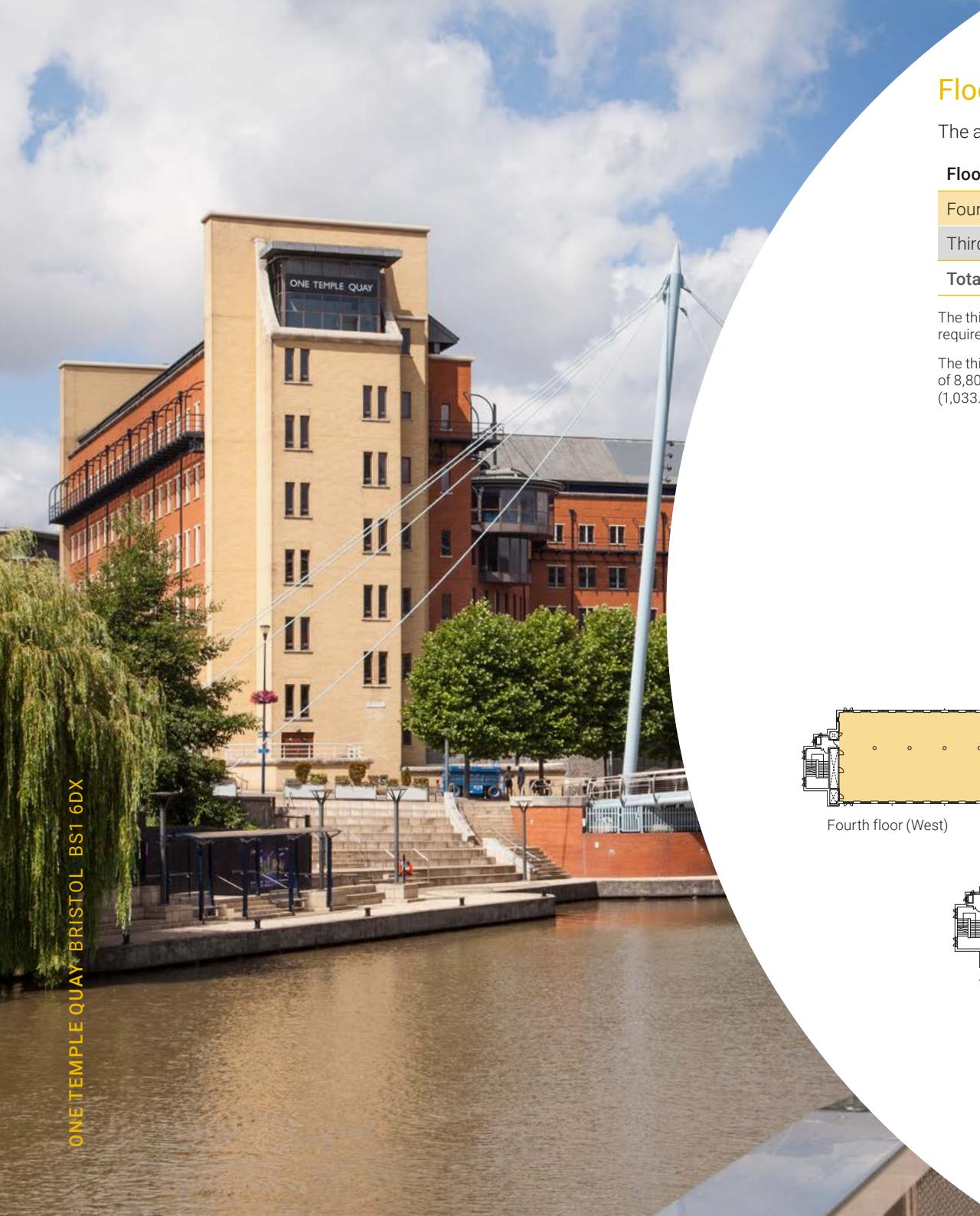
## Location

One Temple Quay occupies an unrivalled location on Temple Quay, Bristol's prime office quarter. Immediately adjacent to Temple Meads station (Bristol to London Paddington circa 1hr 40), the building is also readily accessible by bus (including Metrobus), car, on foot or bicycle, and with a range of amenities available close at hand.





ONE TEMPLE QUAY BS1 6DX



## Floor Area

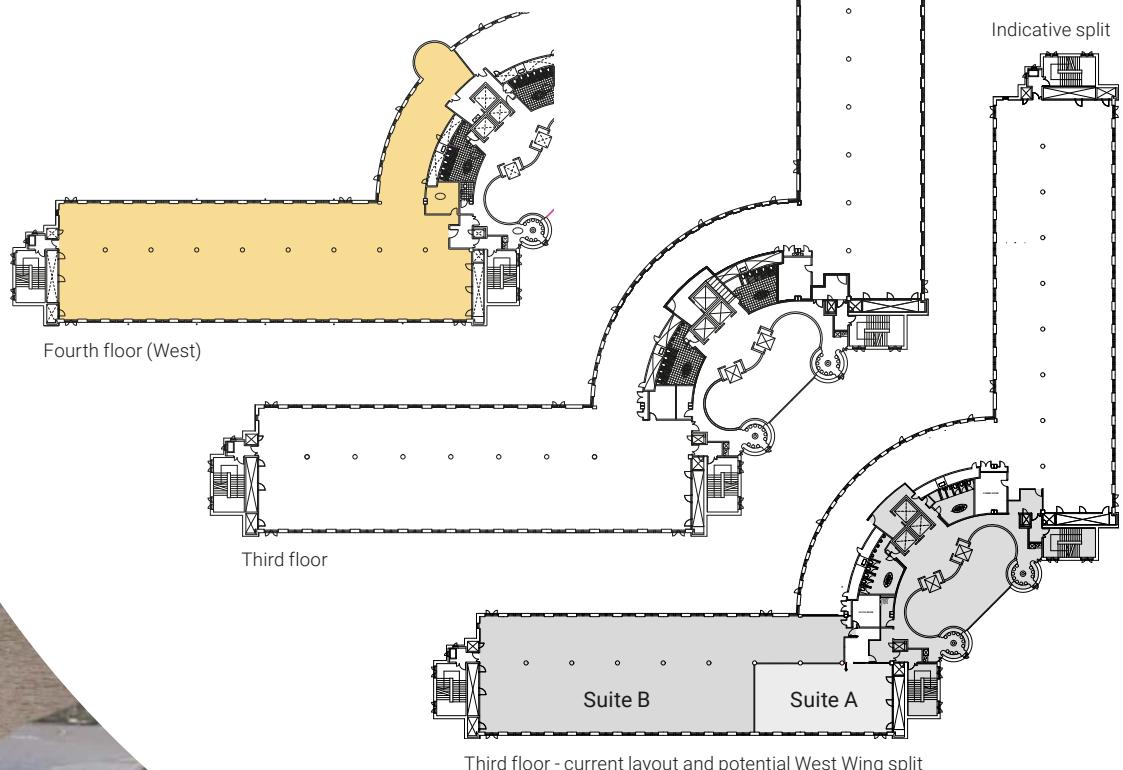
The available space comprises the following approximate Net Internal floor area.

Floor	Sq ft	Sq m	Floor & Suite	Sq ft	Sq m
Fourth (West)	10,201	947.7	Third (South)	11,121	1,033.1
Third	20,365	1,891.9	Third (West) - Suite A	1,732	160.9
<b>Total</b>	<b>30,566</b>	<b>2,839.6</b>	Third (West) - Suite B	6,931	643.9
			New Fire Lobby	140	13.0
			<b>Third Total</b>	<b>19,924</b>	<b>1,850.9</b>

The third floor can be split to accommodate requirements from 6,931 sq ft (804.8 sq m).

The third floor is currently split to provide suites of 8,803 sq ft (817.8 sq m) and 11,121 sq ft (1,033.1 sq m).

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## Availability

The suites have been refurbished and are available by way of new effectively FRI leases for a period to be agreed. Third floor South available fully fitted and furnished on a 'plug & play' basis if required.

## Service Charge

The leases will include provision for a service charge and estate charge for Temple Quay.

## Rent

Details available on request.

## Rateable Value

Further information upon request.

## EPC

An EPC is available, details available on request.





ONE TEMPLE QUAY, BRISTOL, BS1 6DX



## Viewing

For further information please contact the sole agents.

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Important Notice. These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. Subject to contract. AY/Hollister 2501 08/25

