



## TO LET – 100 Temple Street, Bristol, BS1 6AG

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1,854 to 19,385 sq ft (172.24 to 1,800.86 sq m)

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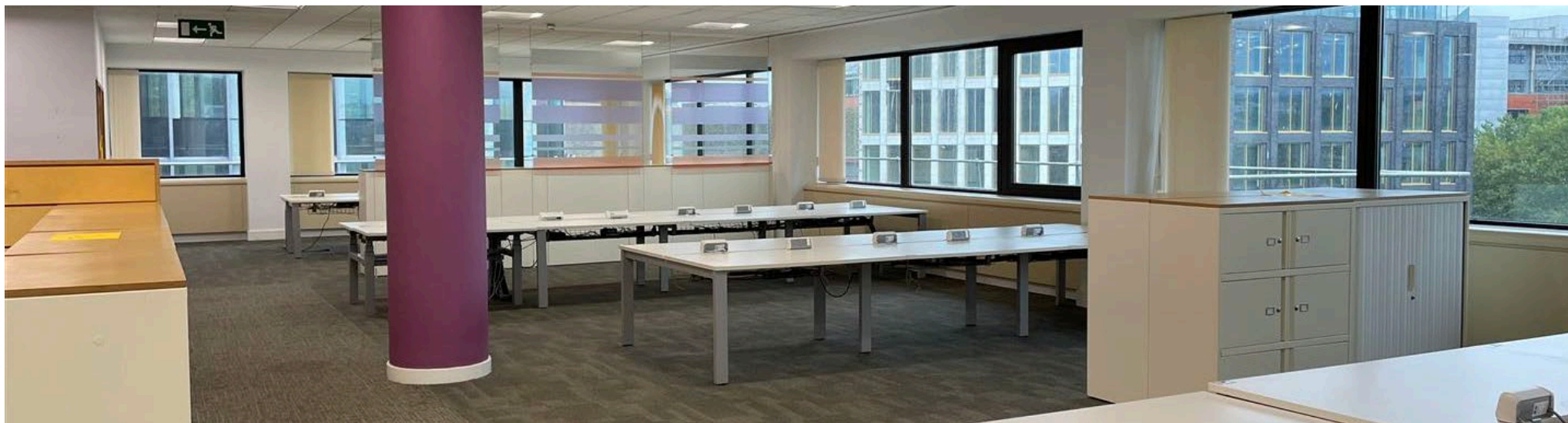
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## Modern City Centre Offices in a Prime Location



### Location

100 Temple Street occupies a prominent location at the junction of Victoria Street and Temple Way overlooking Temple Quay and Temple Meads Station. As such it affords immediate access to rail and bus connections and is a short walk from the amenities of Finzel's Reach and beyond that Broadmead and Cabot Circus shopping centres.

The M32 motorway is within a short drive giving access to the national motorway network. Metered on-street parking is available close at hand, with a range of longer term parking options available within easy reach.

### Description

100 Temple Street comprises modern open-plan office space which is accessed via a new purpose built entrance and shared reception area at ground floor level providing a significant upgrade to the arrival experience. Amenities include a manned reception desk, secure building access, air-conditioning, suspended ceiling with inset LED lighting, raised access floor and end of journey facilities including secure bike storage, shower and amenity area and access to shared on-site catering facilities.

Following rent lettings to the NHS and Health & Safety Executive, the available accommodation is as follows: -

100 Temple Street – To Let

### Accommodation

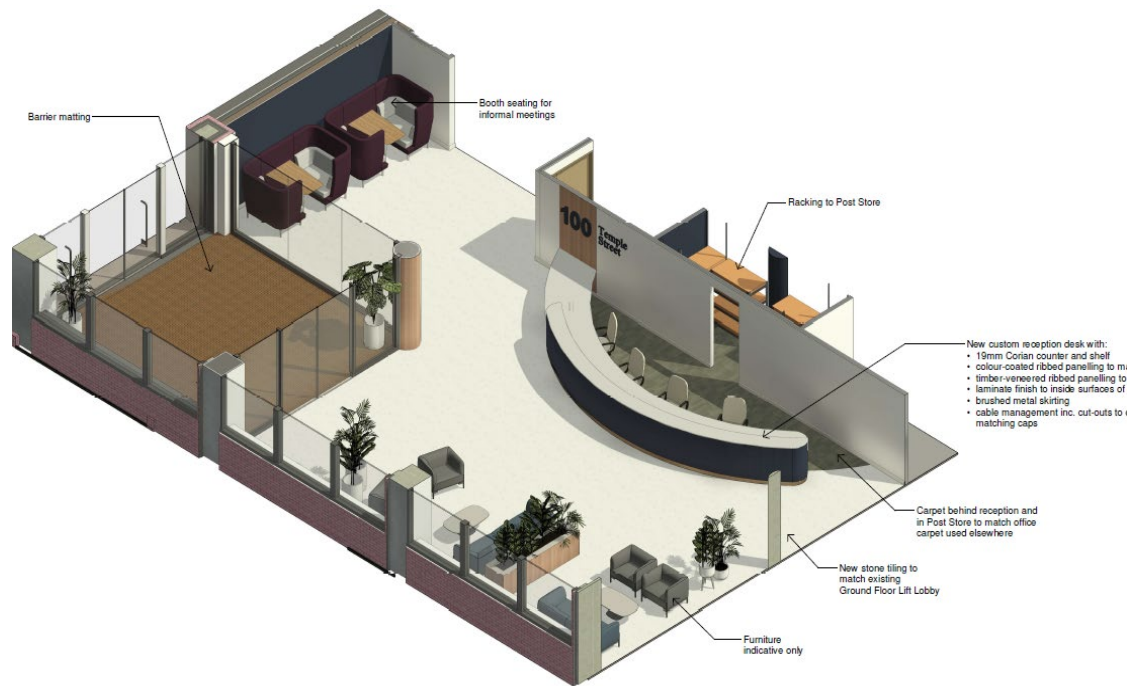
Floor	Description	Sq Ft	Sq M
Gnd	GF North	1,854	172.24
3 <sup>rd</sup>	3 <sup>rd</sup> South	17,531	1,628.62
Total (NIA)		19,385	1,800.86

### Tenure

The suites are available on the basis of new effectively FRI leases for a term to be agreed.

The 3<sup>rd</sup> floor accommodation can be offered with existing furniture and partitions in place.

## Newly refurbished reception







## Rental

Commencing rental £25.00 per sq ft.

## Business Rates

To be reassessed.

## EPC

An EPC certificate will be provided.

## VAT

VAT will be charged at the standard rate on the rent and other outgoings.

## Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Viewings/Further Information

Please contact the joint sole agents for any further information, or to arrange a viewing.



# To find out more, scan the QR code



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