Grade A Offices To Let
3,169 sq ft (294 sq m) with 3 car parking spaces

Temple Back East, Bristol BS1 6DZ
3 temple quay comprises a nine storey landmark office building with a spectacular full height glazed central atrium. The building reception has been enhanced with an impressive redesign.
Accommodation
Third Floor

3.169 sq ft (294 sq m) / 3 car parking spaces / Refurbished reception area / Refurbished WC’s.
Grade A Office Specification
- Modern open plan office accommodation
- Four pipe fan coil air conditioning
- Full access raised floors
- Metal suspended ceiling incorporating energy efficient flat panel LED lighting with motion sensors
- 2.7 m clear floor to ceiling height
- Full height (9 storey) glazed atrium
- Male, female & disabled WC facilities on each floor
- Secure cycle storage, on-site showers and designated drying room
- 3 secure car parking spaces
- EPC rating C (71)

The property is located on Temple Back East, just off Temple Way which forms part of the inner ring road and provides direct access to the M32 motorway via Bond Street and to the national motorway network. The office is located within 5 minutes walk of Bristol Temple Meads train station.
**Tenure**
The office is available to let on a new lease for a term of years to be agreed directly from the Landlord.

**Rent**
Upon application.

**Service Charge**
A service charge will be applicable, further information upon request.

**Business Rates**
Further information upon request.

**Legal Costs**
Each party to bear their own legal costs incurred in any transaction.

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**Viewing and Further Information**
For further information or make an appointment to view the suite, please contact:

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