

3 templequay

Temple Back East, Bristol BS1 6DZ



Grade A Offices To Let

11,575 sq ft (1,075.3 sq m) with 9 car parking spaces



A landmark building



3 temple quay comprises a nine storey landmark office building with a spectacular full height glazed central atrium. The building reception is due to be enhanced with an impressive redesign.



Accommodation
Third Floor

3

11,575 sq ft (1,075.3 sq m) / 9 car parking spaces /
Refurbished reception area / Refurbished WC's.



Specification
Details & floor plan

3

- ✓ 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, onsite showers and designated drying room
- ✓ 9 secure car parking spaces
- ✓ EPC rating C (71)



Location
Temple Back East

3



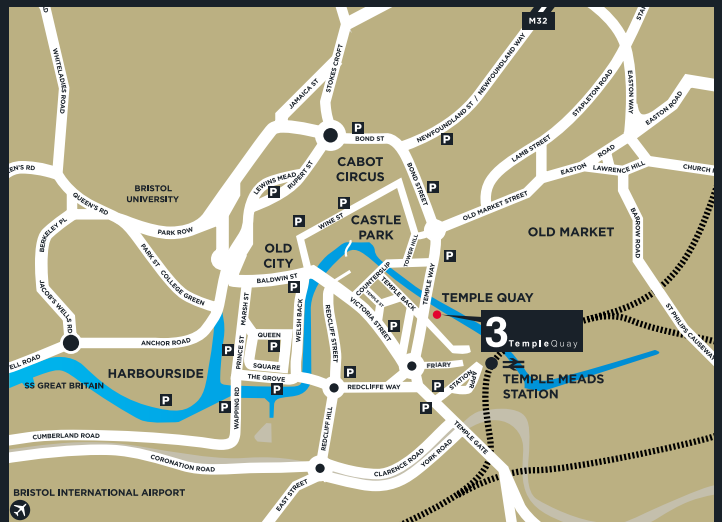
The property is located on Temple Back East, just off Temple Way which forms part of the inner ring road and provides direct access to the M32 motorway via Bond Street and to the national motorway network. The office is located within 5 minutes walk of Bristol Temple Meads train station.

Communications

Sat Nav BS1 6DZ

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London	122 miles
Cardiff	44 miles
Birmingham	91 miles
Bristol International Airport	8 miles
Heathrow Airport	104 miles
London Paddington	1 hr 45 mins
Cardiff	48 mins
Birmingham	1 hr 35 mins
Exeter	1 hr 17 mins
Heathrow Airport	2 hrs 18 mins
Temple Meads Railway Station	5 mins
Bristol Bus Station	10 mins
Bristol Ferry	5 mins



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.

The property is located within the Bristol Enterprise Zone and therefore business rates relief of 50 – 100% is available to an occupier subject to certain criteria being met.

Legal Costs

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

Viewing and Further Information

For further information or make an appointment to view the suite, please contact:

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