

1 Linear Park is located at the heart of Temple Quay Central, the latest phase of the major regeneration of the Temple Quay district of Bristol.

This impressive building has 42,783 sq ft (3,974.6 sq m) net approx. of exceptional office space remaining, arranged over ground and four upper floors. Located directly opposite the new Burges Salmon headquarters in what is set to become the latest and most exciting commercial quarter of Bristol.

Modern design and build quality, secure underground car parking, unrivalled public transport access, wide open pedestrianised spaces and our sought after city centre location, all ensure 1 Linear Park is a prime example of 21st Century office development.



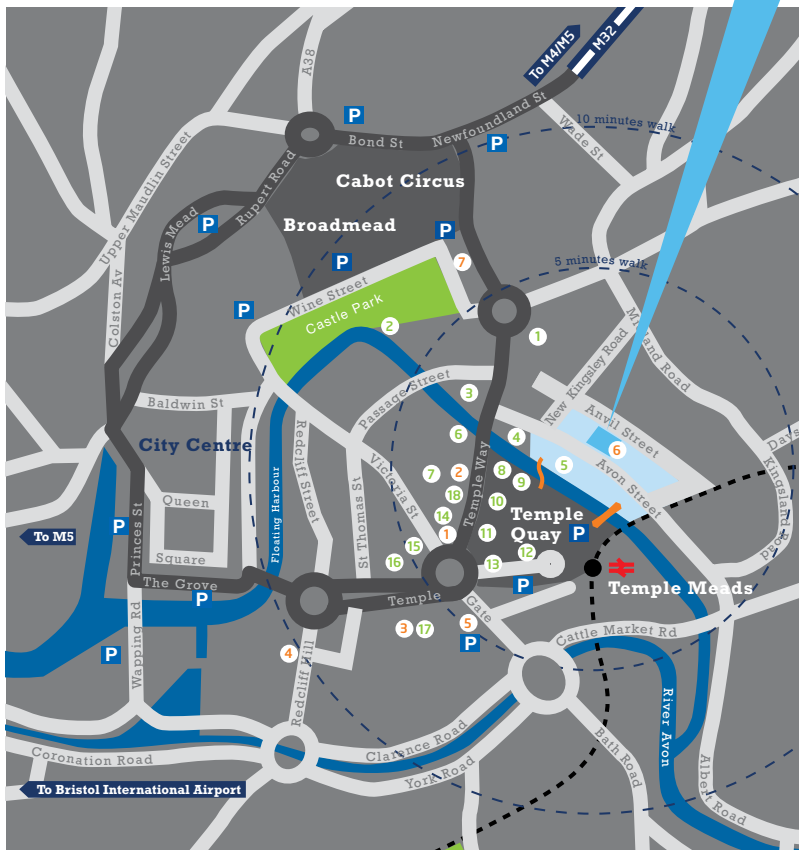
The place

Linear Park fronts Avon Street close to Bristol's inner circuit ring road. This offers direct dual carriageway access to the M32, which in turn links into Junction 19 of the M4. Temple Meads railway station adjoins Temple Quay Central and provides direct links across the UK. Bristol International Airport is approximately 8 miles away and offers scheduled flights throughout the UK and Europe. The bus station provides an extensive bus service and is located just over 1 mile from the Temple Quay area.

Bristol has one of the most advanced cycle networks in the UK with protected routes throughout the city, linking to the Temple Quay district. The development also offers access to the city's extensive water taxi service. In addition to the excellent public transport and accessibility, Temple Quay Central offers easy walking access to the wide range of facilities at Cabot Circus and Broadmead.

1 Linear Park

Temple Quay Central, Bristol BS2 0PS



Business occupiers in the area

- | | |
|------------------------------|--------------------------|
| 1 Bristol United Press | 7 The Inland Revenue |
| 2 Bevan Brittan | 8 Bond Pearce |
| 3 Britannia Building Society | 9 Bank of Ireland |
| 4 The Royal Bank of Scotland | 10 Osborne Clarke |
| 5 Burges Salmon | 11 Canada Life/Deloittes |
| 6 DAS | 12 Planning Inspectorate |

The way of life.

During the last ten years Temple Quay has become recognised as a prime city centre office location, attracting a number of leading Blue Chip occupiers including Bank of Ireland, BT, Osborne Clarke solicitors, Canada Life, IBM, HSBC plc and various government departments.

Building on this success, Temple Quay Central has already attracted its first major occupier with Burges Salmon Solicitors committed to 175,000 sq ft (16,258 sq m) in One Glass Wharf.

Already established as a leading centre for service industries, Bristol continues to witness growth within the financial, professional and public service sectors.

Approximately 1 million people live within 20 minutes travel time of Temple Quay Central. Bristol itself provides a large labour pool of highly trained professionals and benefits from two leading universities.



Hotels in the area

- 1 Novotel
- 2 City Inn
- 3 The Ramada
- 4 Holland House Hotel
- 5 Holiday Inn Express
- 6 Hotel Ibis
- 7 Marriott City Centre

www.templequaycentral.co.uk/linearpark

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Peter Musgrove
pmusgrove@lsh.co.uk

Simon Price
sprice@alderking.com

Lambert Smith
Hampton

alder king

0117 926 6666

www.lsh.co.uk

PROPERTY CONSULTANTS

0117 317 1000
www.alderking.com

1 Linear Park

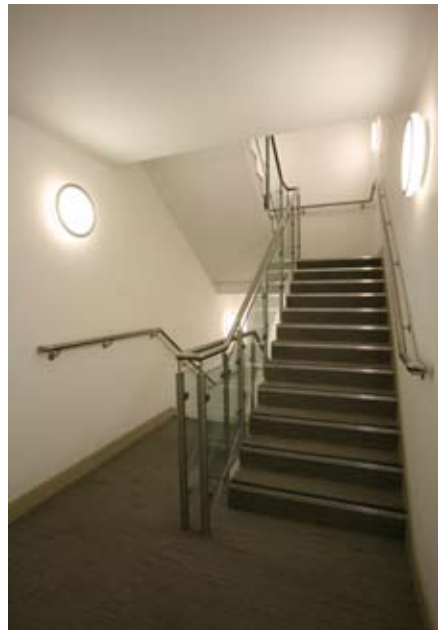
Temple Quay Central, Bristol BS2 0PS





1 Linear Park is a new Grade A office building with 42,783 sq ft (3,974.6 sq m) net approx. remaining office space, arranged over ground and four upper floors, with the benefit of 23 secure car parking spaces at basement level.





Built to impress

1 Linear Park offers top quality, open plan office space with a highly impressive entrance and reception area.

The building further benefits from:

- BREEAM 'Very Good' rating
- 4 pipe fan coil air conditioning
- Fully accessible raised floors
- Metal suspended ceilings incorporating CIBSE LG7 lighting
- Male, female and disabled w/c facilities on each floor
- Shower facilities on each floor
- three x 10 person passenger lifts
- 23 secure basement car parking spaces
- Balconies to the top floor

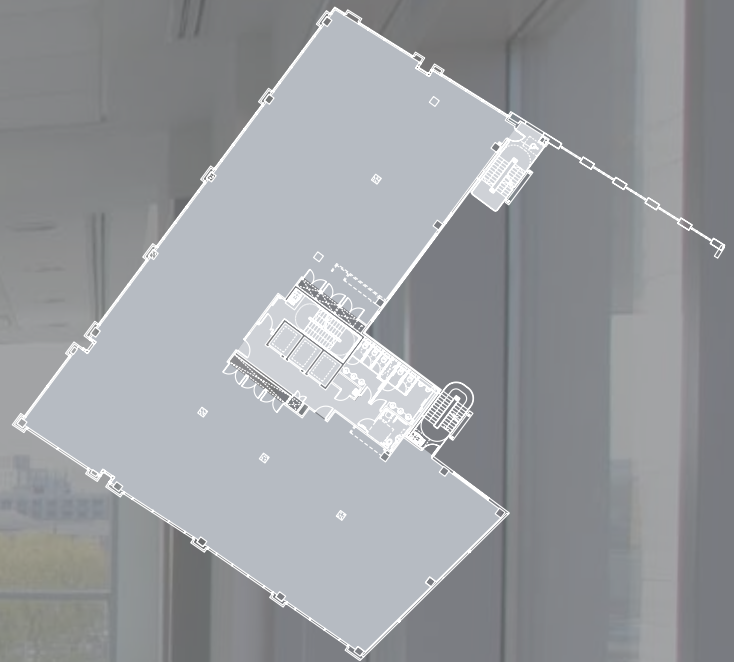
Schedule of areas

	Sq ft	Sqm
Ground floor	8,013	744.4
First floor	Let to Kaplan Financial Ltd	
Second floor	9,063	842.0
Third floor	9,063	842.0
Fourth floor	8,831	820.4
Fifth floor	7,813	725.8
	42,783	3,974.6

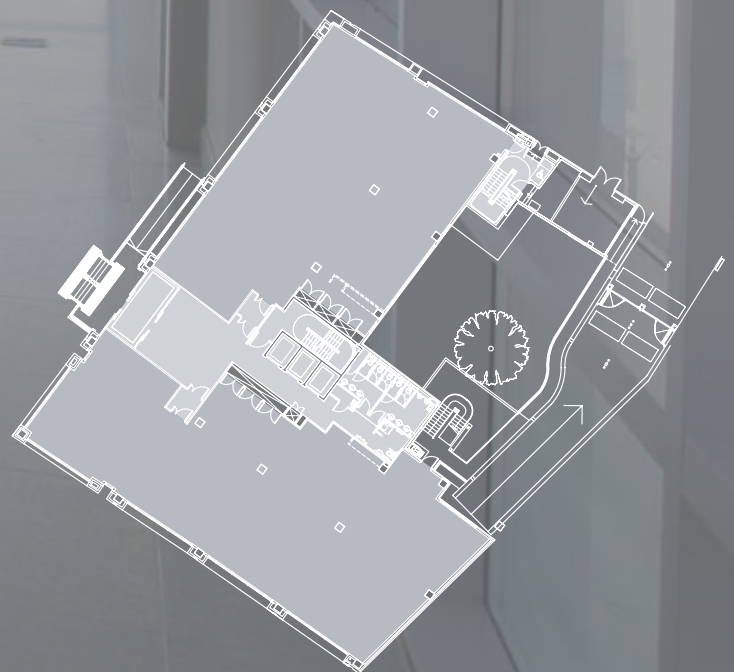
Approximate net internal floor areas.



Typical floor plan



Ground floor plan



Energy Performance Certificate

Non-Domestic Building



Temple Quay ND8
BRISTOL
Exact for UPRN

Certificate Reference Number:
0000-0040-0030-9000-0803

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 64

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m ²):	6147.629
Building complexity (NOS level):	5

Benchmarks

Buildings similar to this one could have ratings as follows:

66 If newly built

121 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: IES Virtual Environment 5.9.0.1 using calculation engine ApacheSim 5.9.0.1

Property Reference: 000000000000

Assessor Name: Susan Hopley

Assessor Number: LCEA042365

Accreditation Scheme: CIBSE Certification Ltd

Employer/Trading Name: Buro Happold Ltd

Employer/Trading Address: Camden Mill Lower Bristol Road Bath BA2 3DQ

Issue Date: 27 Oct 2008

Valid Until: 26 Oct 2018 (unless superseded by a later certificate)

Related Party Disclosure:

Recommendations for improving the property are contained in Report Reference Number: 0040-0000-0408-0900-0004

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on **0800 085 2005**