

HIGH QUALITY OFFICES—TO LET

Bristol—Temple Quay

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PROPERTY CONSULTANTS



GROUND FLOOR OFFICE ACCOMMODATION

**Two Glass Wharf
Temple Quay
Bristol
BS2 0EL**

**1,258 sq ft
(116.87 sq m) net approx.**

An attractive ground floor office suite within a landmark building.



Two Glass Wharf, Temple Quay, Bristol, BS2 0EL

Location

The available accommodation is situated on Glass Wharf, Temple Quay in the heart of Bristol's business district. The building is immediately adjacent to Temple Meads Station and only a short drive from the M32 offering fantastic transport connections.

Temple Quay extends to circa 1.25 million sq ft of Grade A accommodation. Leading occupiers within Two Glass Wharf include PwC and Arcadis with Bank of Ireland, Burges Salmon, HSBC and various government departments located nearby.

There are a number of amenities already trading within the area including Friska, Starbucks, Philpotts and Starks Fitness. Temple Quay Coffee, a new coffee shop is also due to open shortly.



Description

The available ground floor office suite provides high quality office accommodation. Fronting onto Avon Street. The suite benefits from fully glazed frontage on two sides, suspended ceiling incorporating LED lighting, air conditioning, raised access floor and fitted kitchen.

Accommodation

Area	Sq ft	Sq m
Part Ground Floor	1,258	116.87
TOTAL	1,258	116.87

All measurements are approximate Net Internal Floor Areas.

Rent

Upon application.

Lease

The accommodation is available by way of a new full repairing and insuring service charge lease for a term of years to be agreed.

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations. Any occupier must satisfy themselves independently as to the state and condition of such items.

Planning

We understand that the property has planning consent for Office use.

All interested parties should make their own enquiries to the Planning Department of Bristol City Council. Tel: 0117 922 2000 or www.bristol.gov.uk.

Legal Costs

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

Business Rates

The accommodation has a rateable value of £32,500

All interested parties should make their own enquiries to Bristol City Council to ascertain the exact rates payable, as a change in occupation could trigger a reassessment. www.voa.gov.uk.

References/Rental Deposits

The landlord reserves the right to request a rent deposit and/or references.

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The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Energy Performance Certificate

The energy performance certificate rating is B (36).
The full certificate and recommendations can be provided on request.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

Subject to Contract

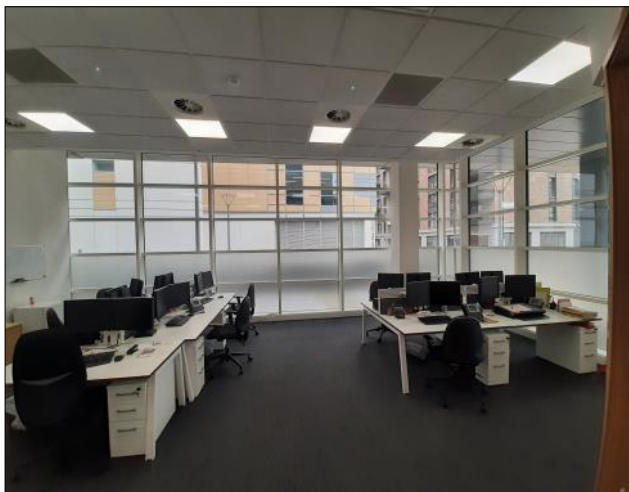
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Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser/tenant prior to instructing solicitors.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

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