

TO LET
Bristol - Temple Quay

alder king

PROPERTY CONSULTANTS



**GROUND FLOOR OFFICE
UNIT WITHIN TEMPLE
QUARTER
ENTERPRISE ZONE.**

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

**614 sq ft
(57 sq m) net approx**

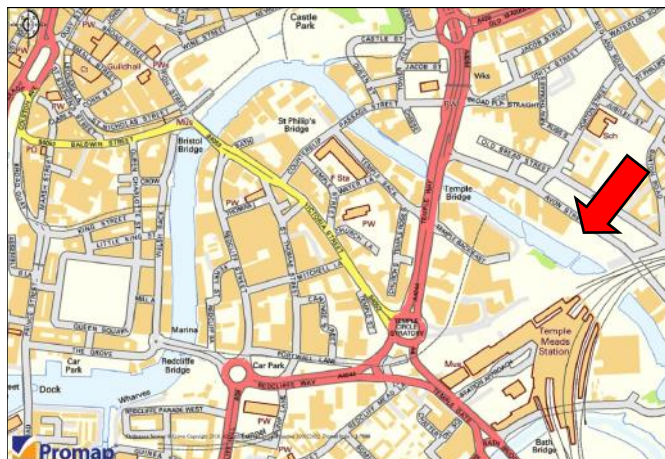


Two Glass Wharf, Temple Quay, Bristol, BS2 0ZX

Location

The premises are situated on Temple Quay Central, within Temple Quarter Enterprise Zone. The building is immediately adjacent Temple Meads Station which is used by approximately 11 million visitors annually.

Temple Quay extends to 1.25 million sq ft of Grade A accommodation. Leading occupiers include Bank of Ireland, Burges Salmon, Canada Life, PwC, HSBC and various government departments.



Description

This recently completed landmark building is situated within the newly designated Temple Quarter Enterprise Zone. The property sits prominently with a south facing, waterside frontage at the heart of Bristol's prime business district.

The ground floor units have been created to provide prominent retail and office accommodation. The available units benefit from a grade A specification to include a fully accessible raised floor, LED lighting and air conditioning.

Accommodation

The building has been measured in accordance with the RICS Code of Measuring Practice (6th Edition):

Area	Sq ft	Sq m
Ground floor office	614	57
TOTAL	614	57

All measurements are approximate Net Internal Areas.

Rent

Upon application

Lease

The accommodation is available by way of a new full repairing and insuring lease (by way of service charge) 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

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 premises are subject to a new rating assessment.

interested parties should make their own enquiries to Bristol City Council to ascertain the exact rates payable. www.voa.gov.uk.

References/Rental Deposits

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

Energy Performance Certificate

The energy performance certificate rating is B (36).

The full certificate and recommendations can be provided on request.

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The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012).

The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price.

We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

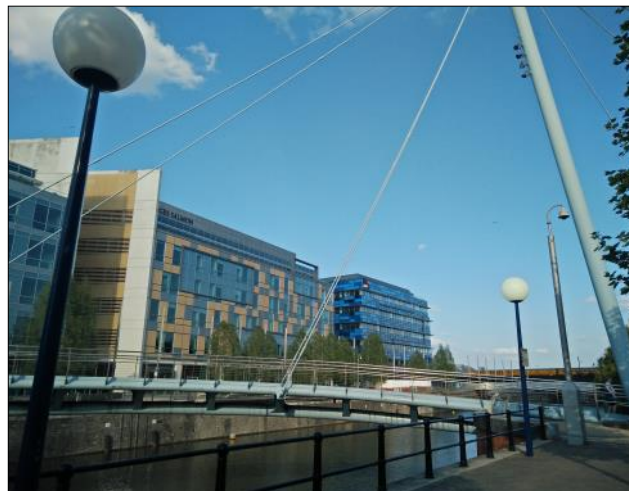
Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA.

A list of all Members is available at the registered office.

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.



For illustrative purposes only. Not to scale.

Viewing Arrangements

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

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