

2 RIVERGATE

TEMPLE QUAY BRISTOL

Modern self-contained office building to let 16,556 - 70,550 sq ft net approx.



2 Rivergate occupies a highly prominent location on Friary, at the heart of Temple Quay overlooking Temple Meads Railway Station.

2 RIVERGATE



Temple Quay forms part of Temple Quarter, one of Bristol city centre's major regeneration areas offering a mix of high quality office/employment space together with expanding private and student residential accommodation and a host of occupier and visitor amenities.

The area also includes the new University of Bristol Temple Quarter Campus which is under construction and due for completion in 2026.

The property sits in close proximity to one of the main pedestrian access links into the Station which along with the wider area surrounding Temple Meads is shortly to benefit from Government funded public realm improvements.

TEMPLE QUAY



2 Rivergate Temple Quay Bristol



Queen Square



Bristol Beacon
Concert Hall

2 R I V E R G A T E



Castle Park



Temple Meads
Railway Station



Floating Harbour



University of Bristol
Temple Quarter Campus



Cabot Circus



M32





Flexible large
floor plates

Impressive
Glazed
Entrance



Secure
basement
car & cycle
parking



2 Rivergate comprises a modern self-contained office building arranged over basement, ground and three upper floors.

The building benefits from the following specification:

- Flexible large floor plates of c.17,400 sq.ft. (1,616 sq.m.)
- Impressive, glazed entrance and full height atrium
- Air conditioning
- Fully accessible raised floors
- 3x13 person passenger lifts
- Metal suspended ceiling
- LED Lighting
- Ground floor shower facilities
- Secure basement car and cycle parking
61 car spaces inc. accessible spaces

FULL HEIGHT ATRIUM





The property is offered as a whole or in parts. To let, from c.16,556 sq ft up to 70,550 sq ft (6,554 sq m - 1,538 sq m) net. approx.

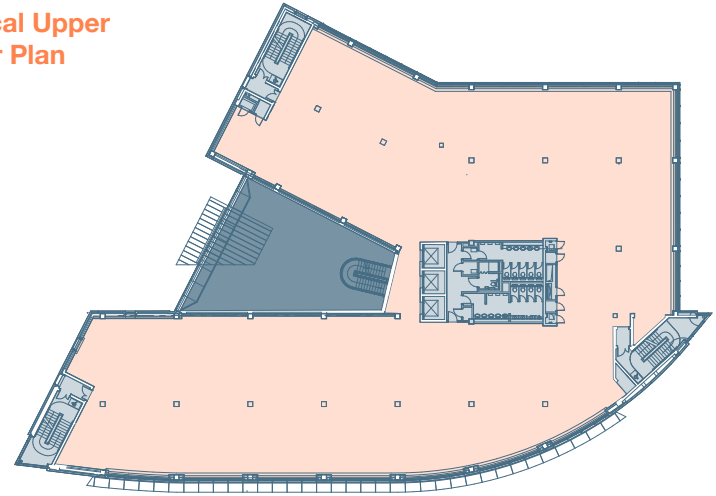
Schedule of available floor areas;

Floor	SQ FT	SQ M
Third Floor Office	17,401	1,616.6
Second Floor Office	17,404	1,616.9
First Floor Office	17,403	1,616.8
Ground Floor Office	16,556	1,538.1
Atrium Base	1,786	165.9
Ground Floor Total	18,342	1,704.0
Overall Total	70,550	6,554.3

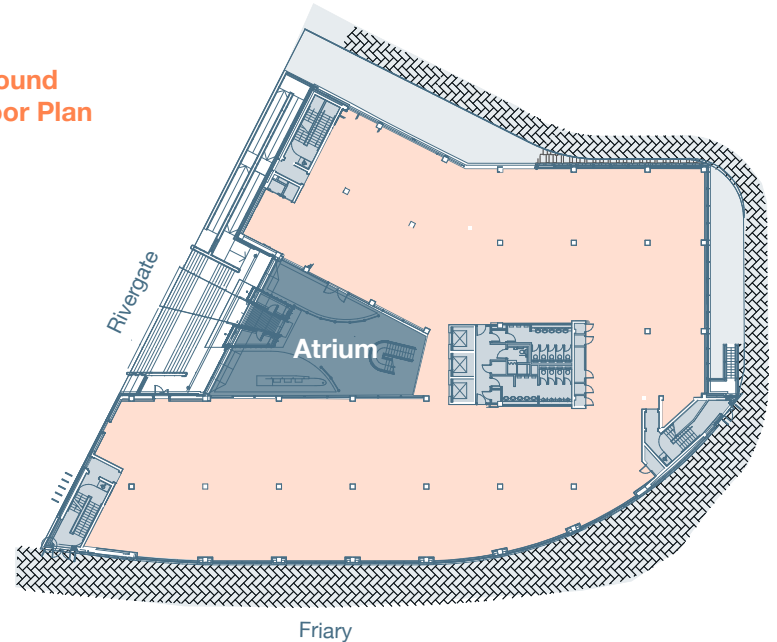
All figures represent approximate Net Internal areas

UP TO 70,550 SQ FT

Typical Upper Floor Plan



Ground Floor Plan



2 Rivergate Temple Quay Bristol

TERMS

The property is offered as a whole or in parts by way of new full repairing and insuring leases direct from the Landlord for a term of years to be agreed.

SERVICE CHARGE

Available on request.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred during any transaction.

BUSINESS RATES

Further information is available from the Local Rating Authority, Bristol City Council.

ANTI MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements.

EPC

Available on request.

VAT

All figures quoted are exclusive of VAT.

VIEWINGS

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



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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. JUNE 2024

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