

alder king

PROPERTY CONSULTANTS

TO LET

Two Glass Wharf

Unit 2, Two Glass Wharf, Temple Quay, Bristol BS2 0ZX

Ground floor commercial unit – 3,002 sq ft (net approx.)

OFFICE & RETAIL
ACCOMMODATION
**TO
LET**
alder king
0117 317 1000
www.alderking.com

Location

2 Glass Wharf is prominently located on Avon Street 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 c. 1.25 million sq ft of Grade A office accommodation. Leading occupiers include Bank of Ireland, Burges Salmon, Canada Life, HSBC and various Government Departments.

Existing occupiers within 2 Glass Wharf include PwC, Grant Thornton and Foot Anstey.

In addition the University of Bristol has recently secured planning consent on the former Sorting Office adjoining Temple Meads Station for a new £300 million campus development which will significantly increase footfall in the area.



Railway station



Cabot Circus



1 mile

M32



1.5 miles

Accommodation

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, restaurant/bar and leisure units. The units benefit from attractive waterside views, fully glazed frontage and outside seating (subject to local authority approval).

Services

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

Area	Sq ft	Sq m
Unit 2	3,002	278.9

Glazed frontage



Open plan layout



Shell specification



Planning | Rates | EPC | Terms

Planning

We understand that the property has planning consent for A1 (shops) / A3 (Restaurant/Cafes).

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.

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.

Energy Performance Certificate

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

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

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.

Rent

The property is offered to let for £25.00 per sq ft per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

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

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

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



Alder King Property Consultants

Pembroke House
15 Pembroke Road
Clifton
Bristol
BS8 3BA

www.alderking.com

AK Ref: SP/83200

Date: November 2022

Subject to Contract

Thomas Dugay

0117 317 1094

07974 186 462

tdugay@alderking.com

Important Notice

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.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

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 regulations. 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.