Grade A Offices To Let
11,575 sq ft (1,075.3 sq m) with 9 car parking spaces
3 temple quay comprises a nine storey landmark office building with a spectacular full height glazed central atrium. The building reception is due to be enhanced with an impressive redesign.
Accommodation
Third Floor

11,575 sq ft (1,075.3 sq m) / 9 car parking spaces / Refurbished reception area / Refurbished WC’s.
Grade A Office Specification
- Modern open plan office accommodation
- Four pipe fan coil air conditioning
- Full access raised floors
- Metal suspended ceiling incorporating energy efficient flat panel LED lighting with motion sensors
- 2.7 m clear floor to ceiling height

Full height (9 storey) glazed atrium
- Male, female & disabled WC facilities on each floor
- Secure cycle storage, onsite showers and designated drying room
- 9 secure car parking spaces
- EPC rating C (71)

The property is located on Temple Back East, just off Temple Way which forms part of the inner ring road and provides direct access to the M32 motorway via Bond Street and to the national motorway network. The office is located within 5 minutes walk of Bristol Temple Meads train station.
Tenure
The office is available to let on a new lease for a term of years to be agreed directly from the Landlord.

Rent
Upon application

Service Charge
A service charge will be applicable, further information upon request.

Business Rates
Further information upon request.

The property is located within the Bristol Enterprise Zone and therefore business rates relief of 50 – 100% is available to an occupier subject to certain criteria being met.

Legal Costs
Each party to bear their own legal costs incurred in any transaction.

Viewing and Further Information
For further information or make an appointment to view the suite, please contact:

Chris Meredith
0117 910 2216
07870 999 732
cmeredith@savills.com

Harry Allen
0117 910 2356
07807 999 440
hrallen@savills.com

James Preece
0117 917 2047
07917 392 867
James.preece@colliers.com

Alfie Passingham
0117 917 2080
07825 721 030
Alfie.passingham@colliers.com

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