



QUAY

TEMPLE QUAY BRISTOL

30,000 sq ft HQ building to be refurbished



DESCRIPTION AND SPECIFICATION

The Quay is an established HQ office building in the heart of Temple Quay, located directly opposite Bristol Temple Meads Railway Station. The building consists of ground and three upper floors providing 30,000 sq ft of office accommodation with circa 8,000 sq ft floor plates.

The Quay will be comprehensively refurbished from September 2021 to provide a Grade A HQ office building to include;

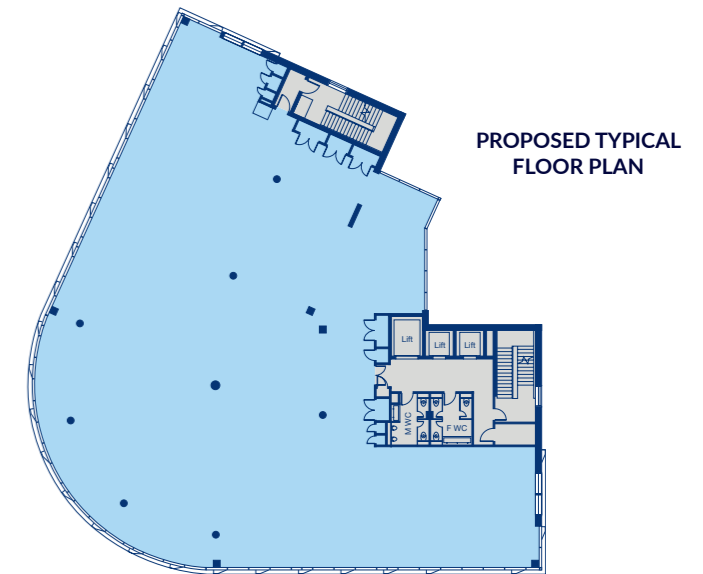
- To be refurbished externally
- Newly refurbished entrance and reception
- Refurbished open plan office accommodation
- LED lighting with infrared sensors
- New air conditioning system
- Raised access floors
- Secure basement car park
- New shower block and cycle facilities

ACCOMMODATION

The premises benefit from the following floor area:

Existing	NIA (Sq M)	NIA (Sq Ft)
Ground Floor	661	7,115
First Floor	733	7,890
Second Floor	733	7,890
Third Floor	645	6,943
Total	2,772	29,838

All figures are measured on a NIA basis.



The building and office space itself will be finished to a Grade A specification, to include:



Secure Cycle Storage for 50 Bikes



New Showers and Lockers
New Drying Rooms



2 x 10 people Passenger Lifts

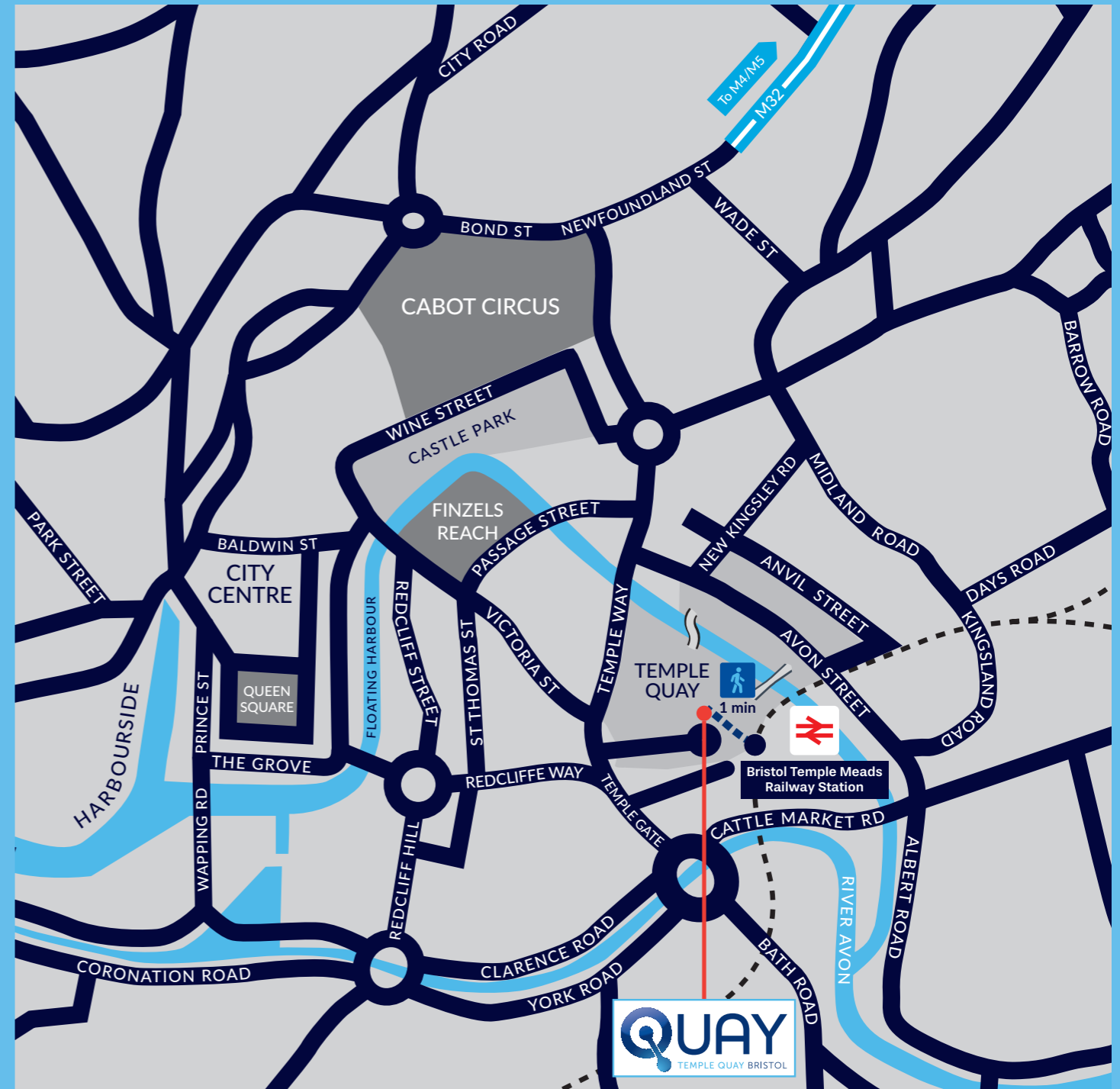


Car Parking for 16 Vehicles Including 2 x Electrical Charging Points



Remodelled Reception Area





LOCATION

The property is well located in the heart of Temple Quay, a thriving business location, within a 1 minute walk of Temple Meads Railway Station.

Temple Meads provides a regular train service to London Paddington, Cardiff, Birmingham, and the South West. The property also benefits from good road communications, located just off Temple Way which provides access to the M32.

LOCAL AMENITIES

- ① Bristol Temple Meads Train Station
- ② Harts Bakery
- ③ Engine Shed
- ④ Yurt Lush
- ⑤ McColls
- ⑥ Marco's Olive B ranch
- ⑦ Philpotts
- ⑧ Starbucks
- ⑨ Knight's Templar
- ⑩ Friska
- ⑪ Veeno
- ⑫ Spoke & Stringer
- ⑬ Ibis hotel
- 🚢 Ferry Stop

LOCAL OCCUPIERS

- ① HMRC
- ② PWC / Grant Thornton
- ③ Burges Salmon
- ④ Jacobs
- ⑤ Natwest
- ⑥ Womble Bond Dickenson
- ⑦ Public Health England
- ⑧ Osborne Clarke
- ⑨ Deloitte
- ⑩ OVO Energy
- ⑪ Finzels Reach: Left Handed Giant Brewpub, Le Vignoble, Spicer & Cole, Street Food Market, Bocabar Finzels, Counterslip Coffee.
- ⑫ Temple Quay Market



M32 Motorway	1.6 miles	6 mins
M4 Motorway	7 miles	15 mins
Bristol Airport	8.8 miles	19 mins
Bath	13 miles	35 mins
Cheltenham	42.6 miles	48 mins
Cardiff	44 miles	54 mins
Reading	77 miles	1hr 25 mins
Exeter	80 miles	1hr 36 mins

* Source Google



Cabot Circus	0.6 miles	13 mins
Queen Square	0.8 miles	12 mins
Bristol Harbourside	0.8 miles	12 mins
Wapping Wharf	1 mile	14 mins
Park Street	1.2 miles	18 mins

* Source Google



Bath Spa	11 mins
Swindon	38 mins
Cardiff Central	45 mins
Exeter	59 mins
Reading	1hr 9 mins
Birmingham New Street	1hr 21 mins
London Paddington	1hr 37 mins

* Source Trainline



City Centre	18 mins
Wapping Wharf	27 mins
Hotwells	36 mins
SS Great Britain	45 mins

* Source Bristol Ferry Boat



Direct walk to Bristol Temple Meads Train Station 1 minute.



The premises is being comprehensively refurbished to the following timetable:

August 2021

2021-2022

Q2/Q3 2022



Vacant Possession

Refurbishment

Completed Refurbishment

TIMESCALE

The Quay will be fully refurbished for occupation within 6 months of an agreement to lease.

RENT

Rent on application.

AVAILABILITY

The accommodation is available to let as a whole on effective full repairing and insuring terms by way of service charge, for a term of years to be agreed.

BUSINESS RATES

Further information is available from the agents.

VAT

All figures quoted are exclusive of VAT, if chargeable.

EPC

The property has a target EPC rating of B which will be subject to reassessment.

LEGAL COSTS

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

VIEWING

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

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IMPORTANT NOTICE:

These particulars are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute any part of an offer or contract and all plans, floor areas and diagrams should be treated strictly for guidance only and are not to scale.