

TOWER TOWER

BRISTOL BS2

NEWLY REFURBISHED OFFICE SPACE
FROM 7,050 – 20,609 SQ FT
(654.9 – 1,914.6 SQ M)
AVAILABLE TO LEASE

TOWER WHARF





Tower Wharf is a stunning office building overlooking the floating harbour in the heart of the city and adjacent to the expanding Enterprise Zone. It allows easy access to both Bristol Temple Meads train station and the shopping centre of Cabot Circus – one of the largest regional shopping destinations in the UK. Temple Meads is accessed via a scenic Harbourside walk of only 11 minutes and Cabot Circus is 9 minutes walk through Castle Park. In addition, the M32 is only a short drive from the building.

HEART OF THE CITY

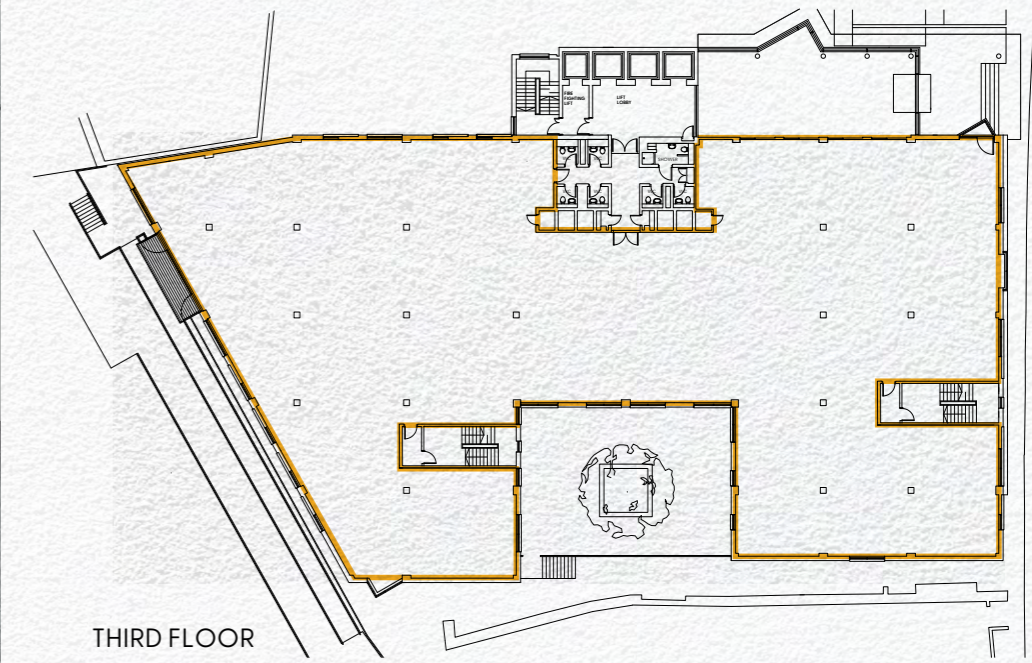
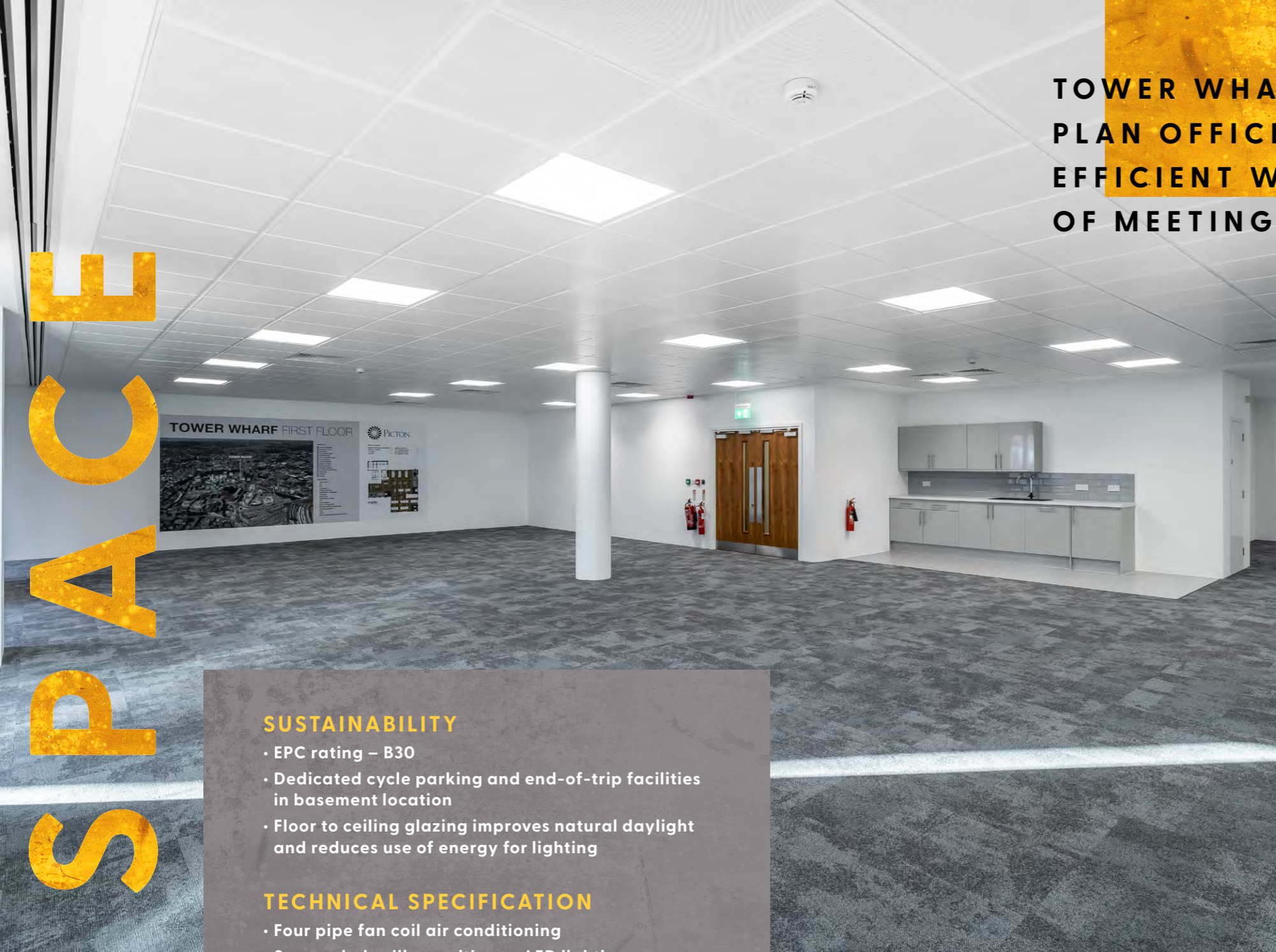


Tower Wharf provides an excellent work/life balance with many occupiers of the building making the most of the running/walking/cycling opportunities around the Harbourside during the day.



SPACE THE

TOWER WHARF'S LARGE, REFURBISHED OPEN PLAN OFFICE ACCOMMODATION PROVIDES AN EFFICIENT WORKING ENVIRONMENT CAPABLE OF MEETING EVERY MODERN OCCUPIERS NEEDS



SUSTAINABILITY

- EPC rating – B30
- Dedicated cycle parking and end-of-trip facilities in basement location
- Floor to ceiling glazing improves natural daylight and reduces use of energy for lighting

TECHNICAL SPECIFICATION

- Four pipe fan coil air conditioning
- Suspended ceilings with new LED lighting
- Fully accessible raised floors with 165mm clear void
- Floor to ceiling height of 2.7m
- Floor to ceiling glazing
- DDA compliant

THE BUILDING

- Refurbished reception with four storey atrium
- On site commissionaire
- Three passenger lifts, plus goods lift
- Secure basement car park, cycle spaces/lockers and further showers
- Car parking ratio is 1:1,750 sq ft
- 4 basement showers plus one on every level

ACCOMMODATION

	SQ FT	SQ M
3rd Floor	13,559	1,259.7
Pt 1st Floor	7,050	654.9
TOTAL	20,609	1,914.6





ST. PETER'S
CHURCH

FINZEL'S REACH

BRISTOL
FERRY BOATS

SHOPPING QTR

CASTLE PARK

BRIDGE INN

TOWER
WHARF

CABOT CIRCUS
A4044 TO M32

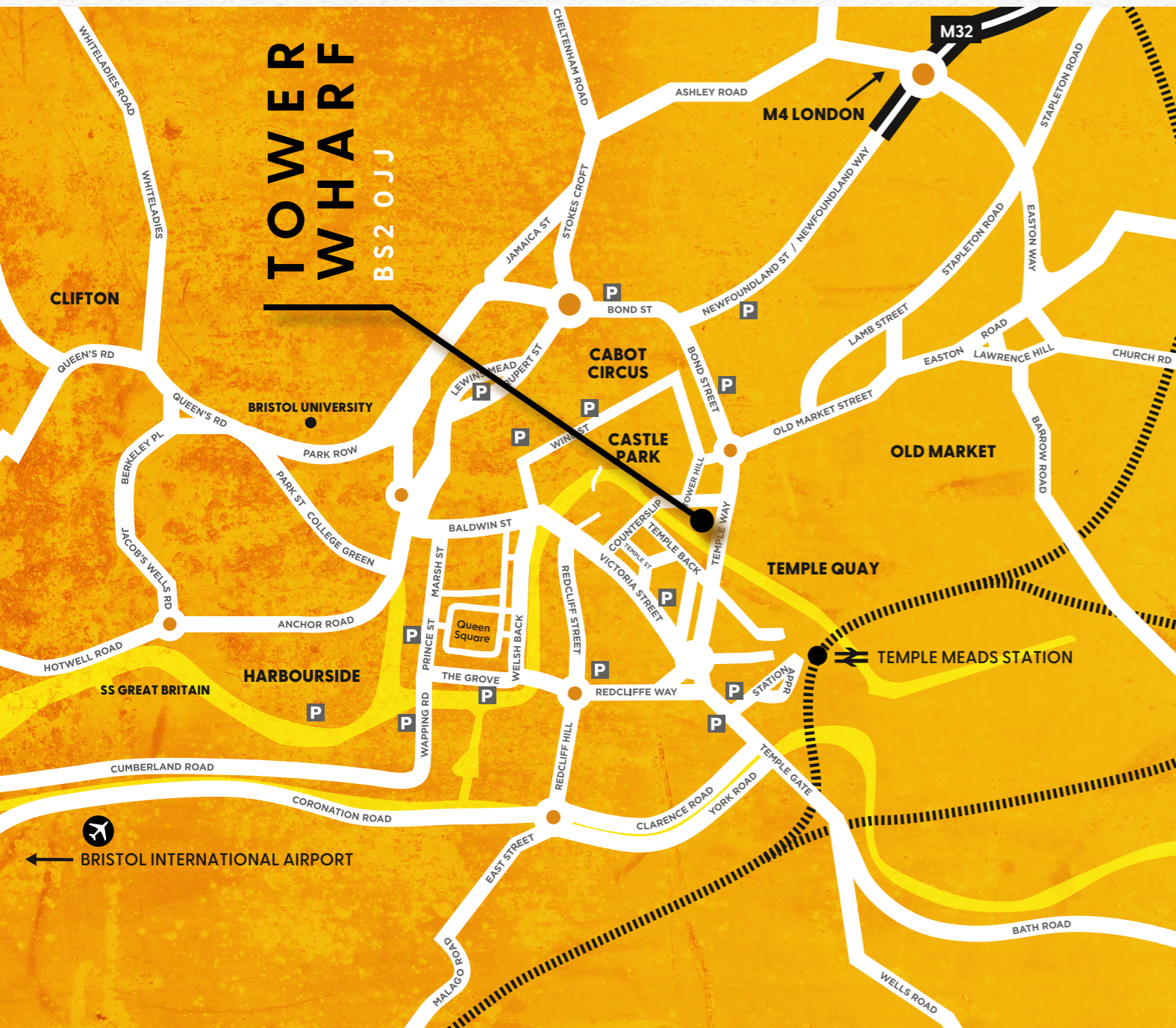
ASSEMBLY BRISTOL






LOCAL CATALION

CURRENT OCCUPIERS



TOWER WHARF HAS THE BEST LOCATION IN THE CITY CENTRE, OVERLOOKING THE FLOATING HARBOUR AND ADJACENT TO THE EXPANDING ENTERPRISE ZONE



-  **TEMPLE MEADS STATION**
11 minutes walk
5 minutes drive
-  **M32 J3**
4 minutes drive
-  **BRISTOL INTERNATIONAL AIRPORT**
25 minutes drive
-  **CASTLE PARK**
6 minutes walk
-  **BRISTOL SHOPPING QTR**
9 minutes walk

DETAILS & VIEWING



LEASE

A new full repairing and insuring lease for a term to be agreed.

RENTAL

Upon application.

SERVICE CHARGE

A building service charge is payable to contribute towards the maintenance and upkeep of the common parts of the building.

VIEWING

Strictly by appointment through the agents.

**Lambert
Smith
Hampton**

0117 926 6666
www.lsh.co.uk

ROXINE FOSTER
07834 626024
RFoster@lsh.co.uk

Colliers

0117 917 2000
www.colliers.com

JAMES PREECE
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 **PICTON**

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