

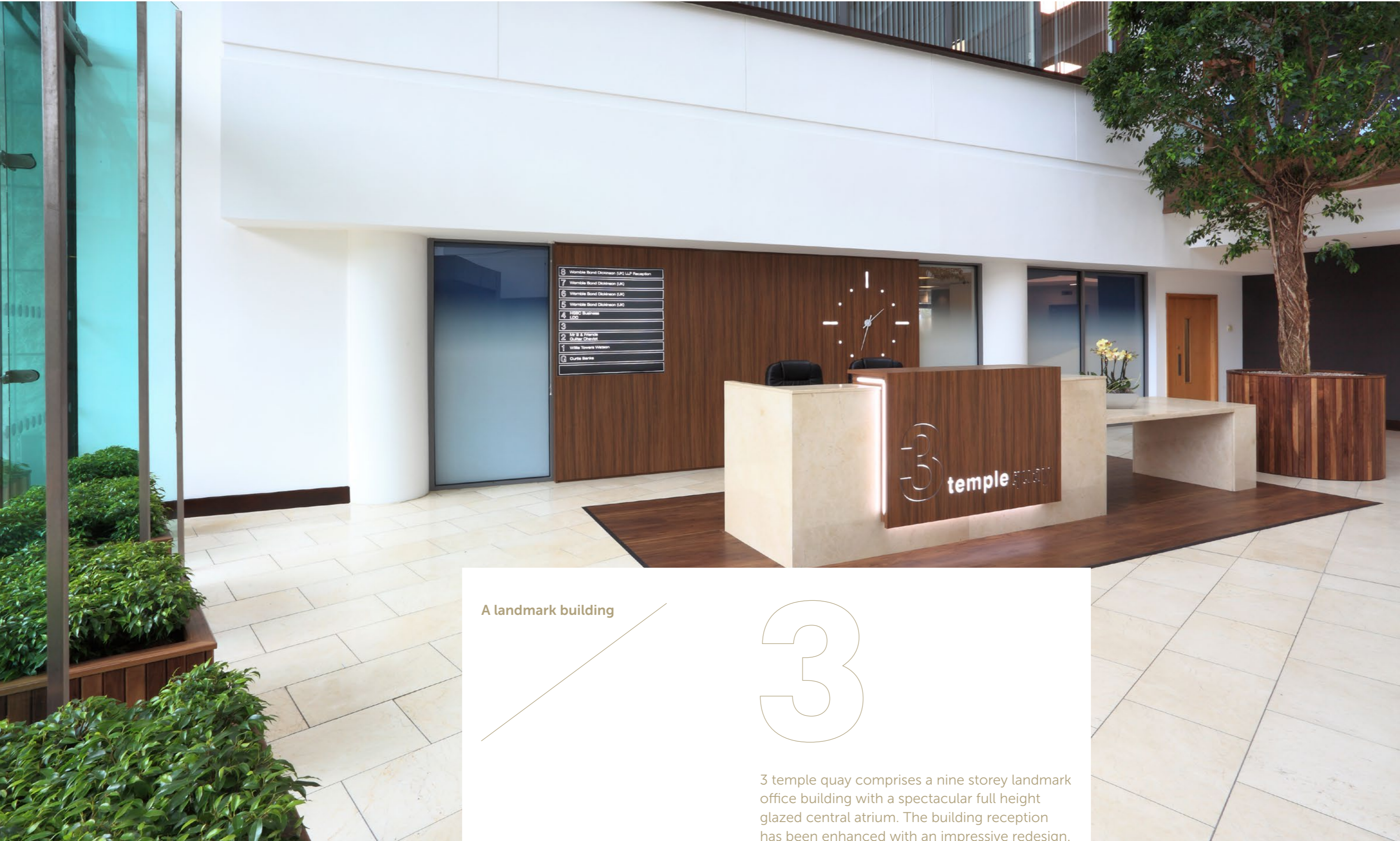
3 templequay

Temple Back East, Bristol BS1 6DZ



Grade A Offices To Let

3,169 sq ft (294 sq m) with 3 car parking spaces



A landmark building



3 temple quay comprises a nine storey landmark office building with a spectacular full height glazed central atrium. The building reception has been enhanced with an impressive redesign.



Accommodation
Third Floor

3

3,169 sq ft (294 sq m) / 3 car parking spaces /
Refurbished reception area / Refurbished WC's.



Specification

Details & floor plan

3

- ✓ 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, on-site showers and designated drying room
- ✓ 3 secure car parking spaces
- ✓ EPC rating C (71)



Location

Temple Back East

3



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.

Communications

Sat Nav BS1 6DZ

3

ROAD

Bristol International Airport	8 miles
Cardiff	44 miles
Birmingham	91 miles
Heathrow Airport	104 miles
London	122 miles

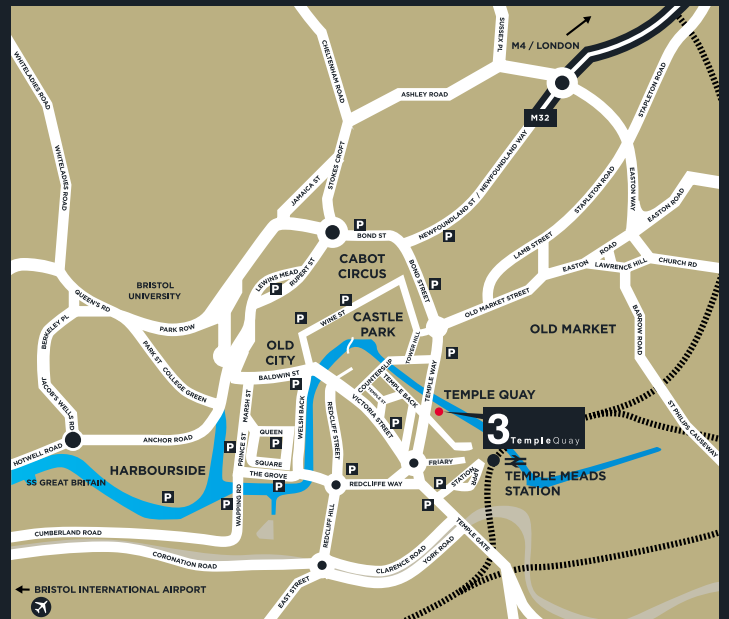
RAIL

Cardiff	48 mins
Exeter	1 hr 17 mins
Birmingham	1 hr 35 mins
London Paddington	1 hr 45 mins
Heathrow Airport	2 hrs 18 mins

FOOT

Bristol Ferry	Under 1 min
Temple Meads Railway Station	Under 5 mins
Bristol Bus Station	10 mins

Source: AA



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.

Legal Costs

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

Viewing and Further Information

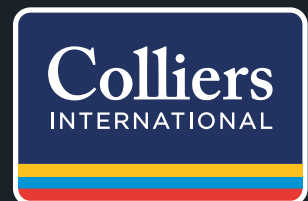
For further information or make an appointment to view the suite, please contact:

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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