

# TEMPLE CIRCUS

BRISTOL | BS1 6HG

48,500 SQ FT OF FLEXIBLE WORKSPACE  
IN BRISTOL'S TEMPLE QUARTER

# WELCOMING

DESIGNED TO IMPRESS, THE NEW DOUBLE HEIGHT RECEPTION AND BUSINESS LOUNGE CREATE AN OUTSTANDING ENTRANCE.



CONCIERGE SERVICE AND RECEPTION TEAM

# MEETING & GREETING



COMMUNAL BUSINESS LOUNGE

# SCHEDULE OF AREAS

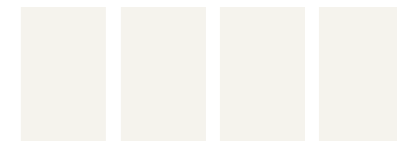
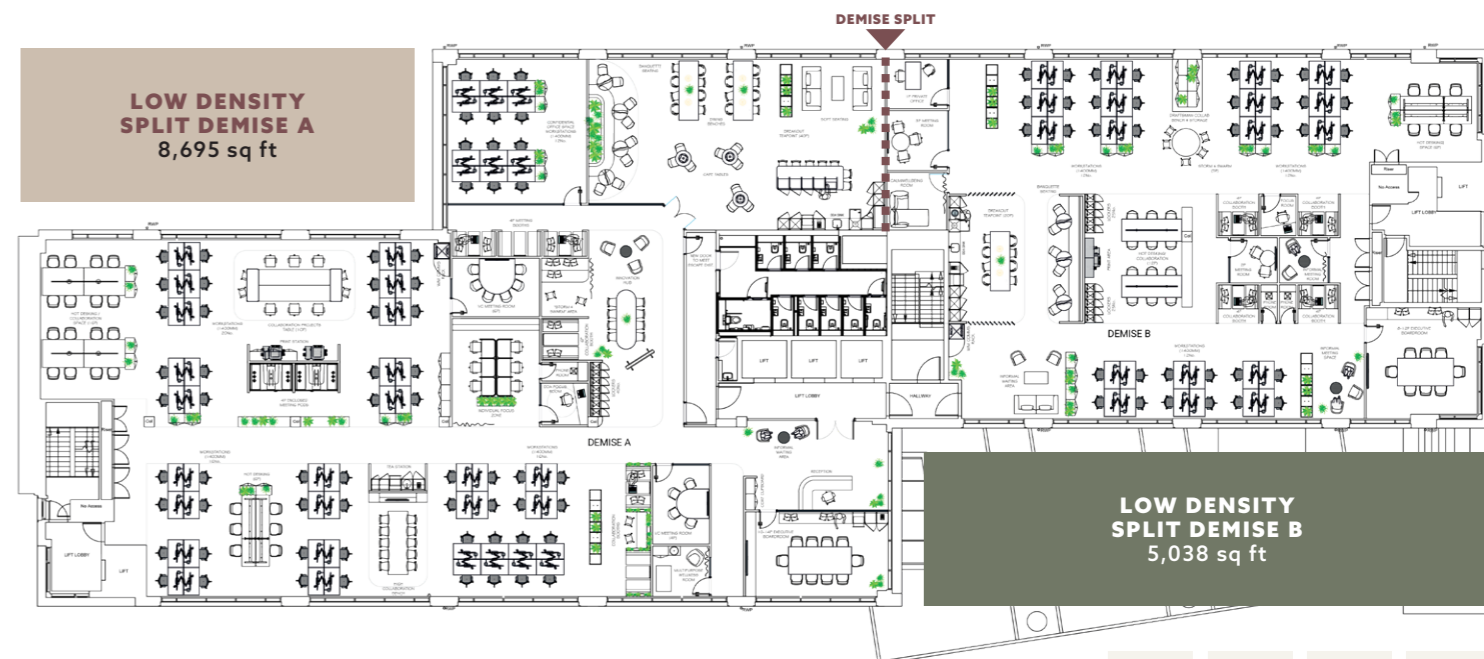
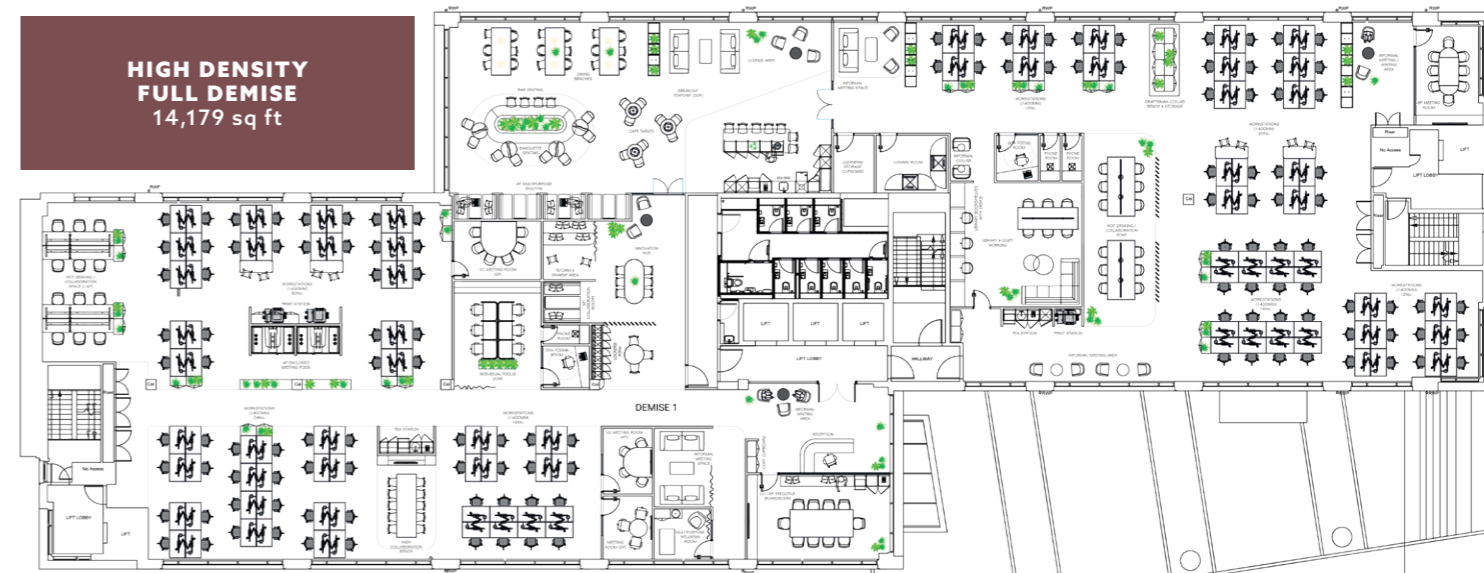
	SQ FT	SQ M
FOURTH	14,179	1,317.3
THIRD	14,179	1,317.3
SECOND	14,179	1,317.3
PART GROUND	6,015	558.8
<b>TOTAL</b>	<b>48,552</b>	<b>4,510.7</b>

THE SPACE PLANS ILLUSTRATED PROVIDE FIXED WORKSTATIONS, HOT DESKING, AND COLLABORATION AREAS. EMPLOYEE WELLBEING IS PRIORITISED WITH DESIGNATED SPACES FOR RELAXATION, INDIVIDUAL FOCUS AND INFORMAL GATHERINGS.

HIGH DENSITY - FULL DEMISE	
Workstations (1400mm wide)	130
Reception	1
Hot Desking Spaces	2
Teapoint / Breakout Areas	1
Collaboration / Brainstorm Areas	7
Focus Spaces	7
Meeting rooms/pods	6
Tea Stations	2
Wellness Areas	1

LOW DENSITY - SPLIT DEMISE A	
Workstations (1400mm wide)	64
Reception	1
Hot Desking Spaces	2
Teapoint / Breakout Areas	1
Collaboration / Brainstorm Areas	5
Focus Spaces	3
Meeting rooms/pods	5
Tea Stations	1
Wellness Areas	1

LOW DENSITY - SPLIT DEMISE B	
Workstations (1400mm wide)	38
Hot Desking Spaces	2
Teapoint / Breakout Areas	1
Collaboration / Brainstorm Areas	5
Focus Spaces	3
Meeting rooms/pods	4
Wellness Areas	1
Private Office	1





WiredScore  
GOLD



# SPECIFICATION



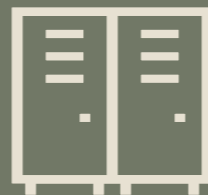
EPC B



NET ZERO CARBON  
2030 PATHWAY

BREEAM®  
IN USE  
Very Good

TARGETING BREEAM  
IN USE VERY GOOD



80 LOCKERS



163 BIKE SPACES



EXPOSED SERVICES



9 SHOWERS



FRESH AIR HANDLING



LED LIGHTING



3 HIGH SPEED  
PASSENGER LIFTS  
+ 2 FIRE LIFTS



EFFICIENT VRF HEATING  
AND COOLING  
DESIGNED ON 1:8 SQ M



SECURE  
BASEMENT PARKING  
RATIO 1:3,065 SQ FT



RAISED ACCESS FLOOR  
UP TO 100MM



**163 SECURE**  
CYCLE SPACES



**80 KEYPAD**  
SECURITY LOCKERS



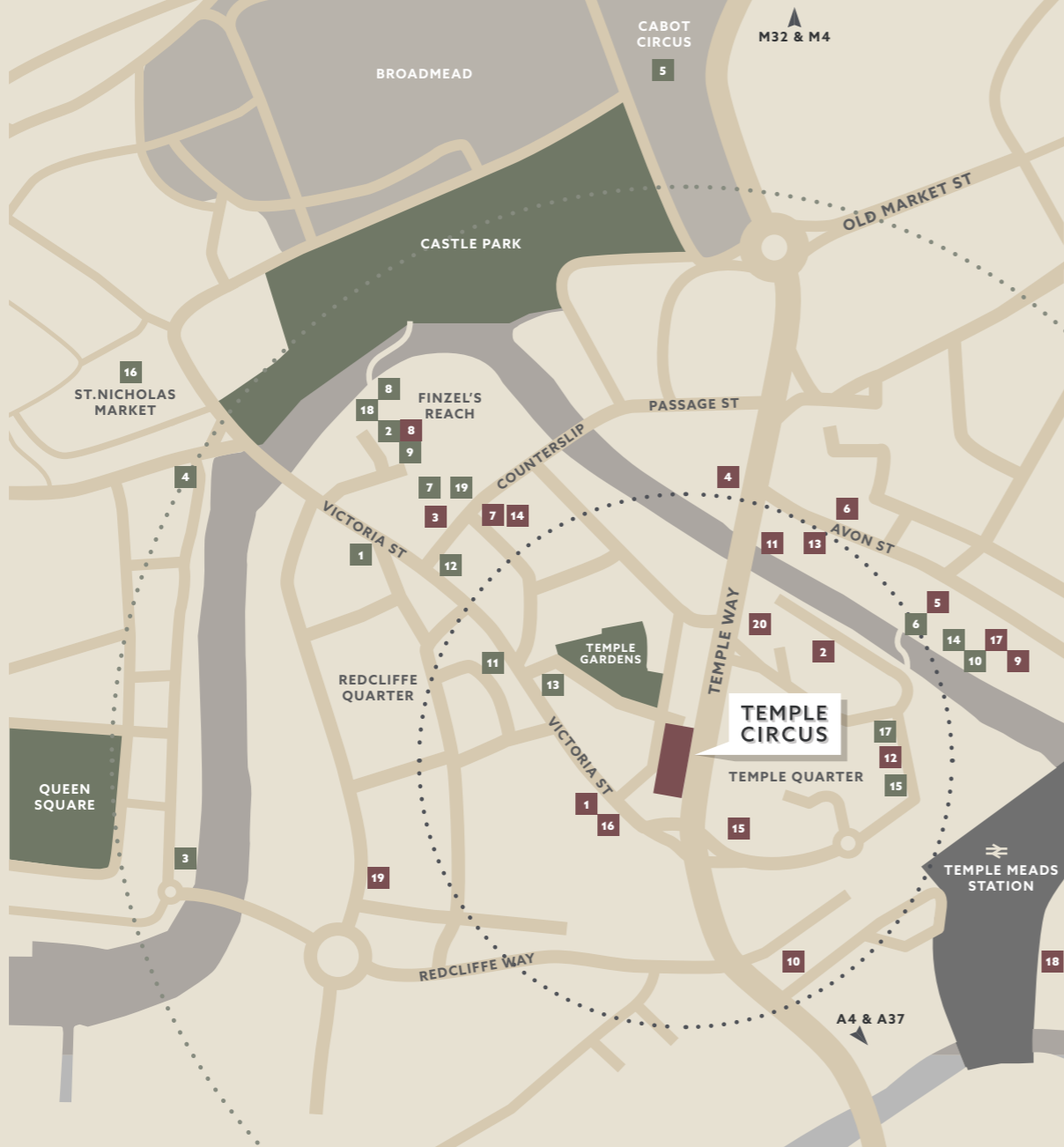
**9 PURPOSE BUILT**  
SHOWER FACILITIES

# REFRESHING

CYCLING, RUNNING OR WALKING?  
HOWEVER YOU ARRIVE AT TEMPLE CIRCUS,  
EXCELLENT FACILITIES PROVIDE EVERYTHING  
YOU NEED TO KICK START YOUR DAY



FROM LUNCHTIME DINING TO AFTER-WORK SOCIALISING, COFFEE TO GO, DESIGNER SHOPPING AND FRESH FOOD MARKETS, A RANGE OF AMENITIES ARE CLOSE BY.



- BARISTAS COFFEE COLLECTIVE 1
- BOCABAR 2
- BOX HALL (OPENING 2024) 3
- BREW DOG 4
- CABOT CIRCUS 5
- DOUBLE PUC 6
- FINZELS REACH MARKET 7
- LEFT HANDED GIANT 8
- LE VIGNOBLE 9
- MARCO'S OLIVE BRANCH 10
- PHILPOTTS 11
- PRET A MANGER 12
- SMALL GOODS 13
- SPICER & COLE 14
- STARBUCKS 15
- ST NICHOLAS MARKET 16
- TEMPLE QUAY FOOD MARKET 17
- THE WELLHEAD 18
- VEENO 19

FINANCIAL INSTITUTIONS, PROFESSIONAL ORGANISATIONS AND GOVERNMENT DEPARTMENTS HAVE ALL SETTLED IN THE TEMPLE QUARTER DISTRICT.

- 1 ARUP
- 8 CHANNEL 4
- 15 OVO
- 2 BANK OF IRELAND
- 9 ENGINE SHED
- 16 PAYMENTSENSE
- 3 BBC STUDIOS
- 10 HMRC
- 17 PWC
- 4 BT
- 11 MCCANN
- 18 UNIVERSITY OF BRISTOL
- 5 BURGESS SALMON
- 12 MICHAEL PAGE
- 19 WECA
- 6 CANADA LIFE
- 13 NATWEST
- 20 WOMBLE BOND DICKINSON
- 7 DELOITTE
- 14 OSBORNE CLARKE



**COMMUTING**  
A SHORT WALK TO BRISTOL'S RAIL AND BUS NETWORKS

# CONNECTING

BATH SPA	20 mins
CARDIFF CENTRAL	50 mins
LONDON PADDINGTON	1 hr 22 mins
BIRMINGHAM NEW STREET	1 hr 24 mins

**3 MINUTE WALK TO TEMPLE MEADS**



**SOCIALISING**  
A VARIETY OF CAFÉS, COFFEE SHOPS AND BARS WITHIN A FEW MINUTES WALK

**DINING**  
YOU WILL NEVER BE SHORT OF A PLACE TO STOP AND FILL UP ON WHOLESOME, LOCALLY-SOURCED FOOD

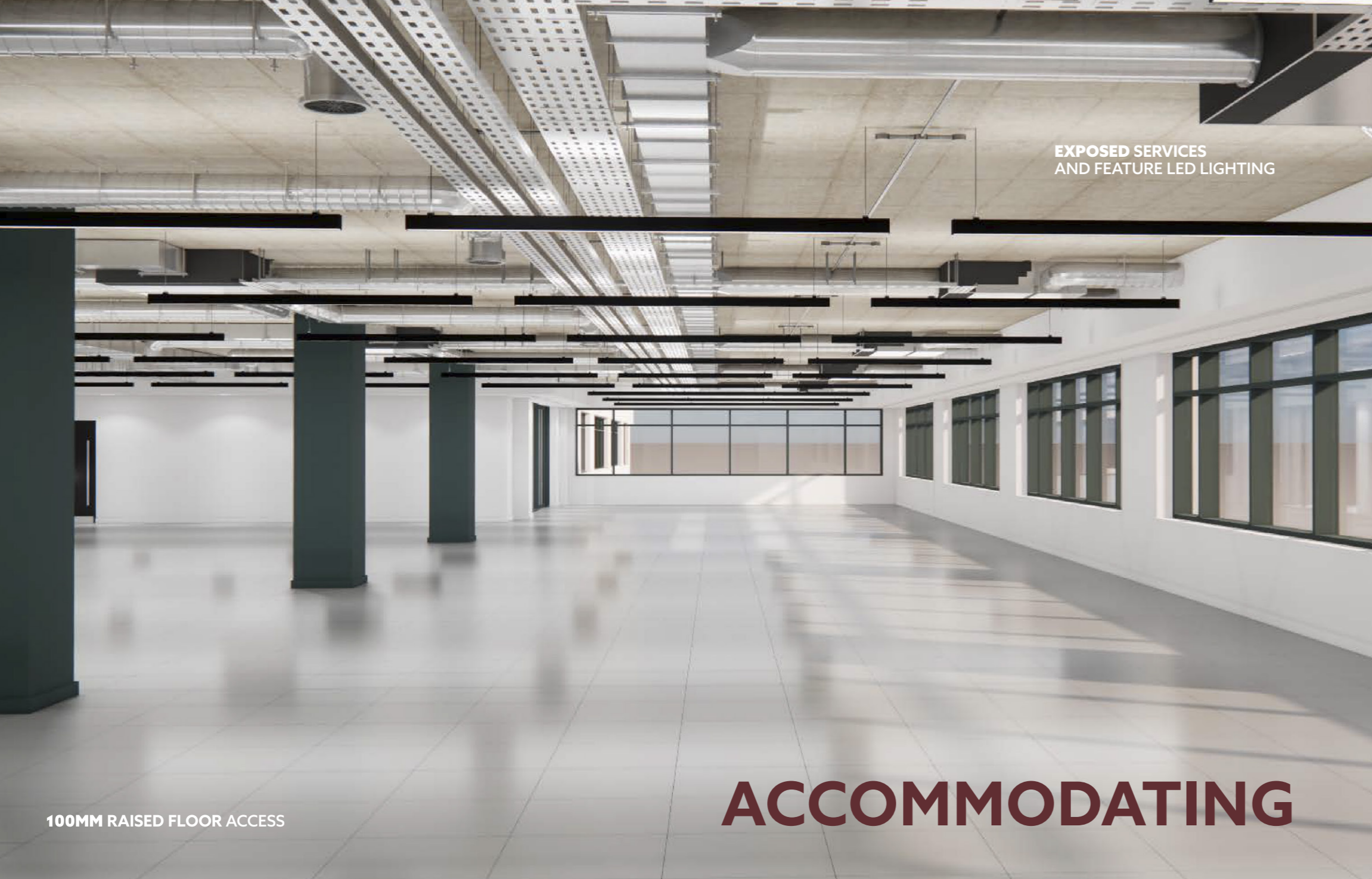


**CYCLING**  
EASY ACCESS TO BRISTOL'S EXTENSIVE CYCLE ROUTES



**WELLBEING**  
A POCKET OF GREEN SPACE ON YOUR DOORSTEP, PERFECT FOR A CALMING BREAK

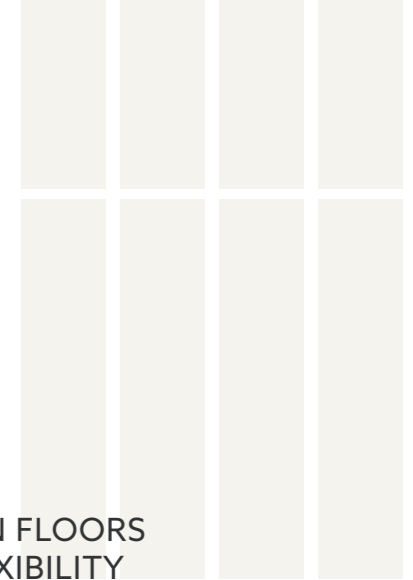




EXPOSED SERVICES  
AND FEATURE LED LIGHTING

100MM RAISED FLOOR ACCESS

**ACCOMMODATING**



SPACIOUS OPEN PLAN FLOORS  
PROVIDE LAYOUT FLEXIBILITY  
TO CREATE THE PERFECT WORK SPACE  
FOR COLLABORATING.





**LEASE**

NEW EFFECTIVELY FULL REPAIRING AND INSURING LEASES BY WAY OF A SERVICE CHARGE ARE AVAILABLE DIRECT FROM THE LANDLORD

**RENT**

UPON APPLICATION

**EPC** - B

**[www.templecircusbristol.co.uk](http://www.templecircusbristol.co.uk)**

For further information, please contact the joint agents



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