

TO LET
HIGH QUALITY
OPEN PLAN
OFFICE
FLOORS

ONE TEMPLE QUAY
PRIME WATERFRONT OFFICE SUITES

6,931–39,369 SQ.FT.
(643.9–3,657.4 SQ.M.)

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VIRTUAL TOUR OF
FOURTH FLOOR](#)

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Newly refurbished office suites in a landmark building

Description

One Temple Quay is a prestigious HQ style office building in a prime location overlooking the Floating Harbour and close to Temple Meads station.

The full height atrium has been newly refurbished and provides a stunning welcome to the building with manned reception desk and wallclimber lifts.

Amenities include:

- Clear office floorplate with 2.7m floor to ceiling height
- Central heating and chilled ceiling/fresh air ventilation system
- Metal tiled suspended ceiling with new inset LED lighting
- Male and female and disabled WC facilities on each floor
- 4 passenger lifts plus a goods lift to all floors
- Parking in secure basement at a ratio of 1:1,500 sq. ft. net internal
- Cycle storage, plus new shower and changing facilities





ONE TEMPLE QUAY BRISTOL BS1 6DX

Location

One Temple Quay occupies an unrivalled location on Temple Quay, Bristol's prime office quarter. Immediately adjacent to Temple Meads station (Bristol to London Paddington circa 1hr 40), the building is also readily accessible by bus (including Metrobus), car, on foot or bicycle, and with a range of amenities available close at hand.





Castle Park

Bristol Marriott Hotel

Hilton Garden Inn

ONE TEMPLE QUAY
BRISTOL BS1 6DX

Novotel

Temple Square

Bristol Ferry Stop

Hotel Development Site

Bristol Temple Meads Railway Station

Local occupiers

- EY/Thrings **A**
- Parmenian/
Simmonds & Simmonds **B**
- Bevan Brittan **C**
- NFU/Mott MacDonald **D**
- BT **E**
- Unite Students **F**
- Leonardo Hotel **G**
- The University of Law/IOP Publishing **H**
- Womble Bond Dickinson **I**
- DAS **J**
- The Distillery **K**
- OVO Energy **L**
- Deloitte/Canada Life/Procorre **M**
- Osborne Clarke **N**
- Government Offices **O**
- Regus **P**
- Page Group/RC Brown **Q**
- The Knights Templar **R**
- Double Puc Café **S**
- Philpotts **T**
- Burges Salmon **U**
- Veeno **V**
- PWC/
Grant Thornton **W**
- HMRC **X**
- Weekly food
market **Y**

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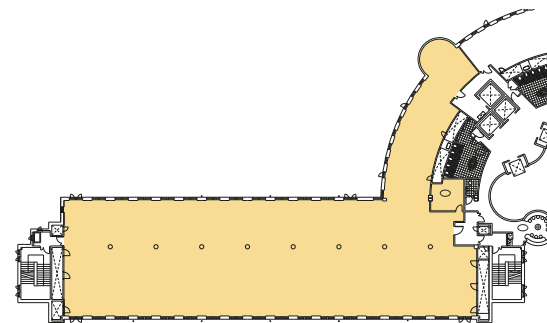
Floor Area

The available space comprises the following approximate Net Internal floor area.

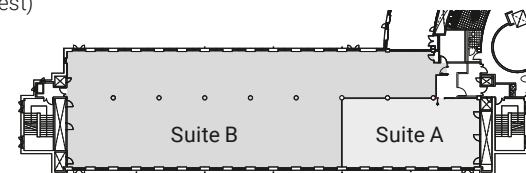
Floor	Sq.ft.	Sq.m.	Floor & Suite	Sq.ft.	Sq.m.
Fourth (West)	10,201	947.7			
Third (West)	8,803	817.8	Third - Suite A	1,732	160.9
Second	20,365	1,891.9	Third - Suite B	6,931	643.9
Total (NIA)	39,369	3,657.4	Third Total	8,663	804.8

NB. The 2nd floor can be split to accommodate requirements from circa 9,000 sq ft upwards.

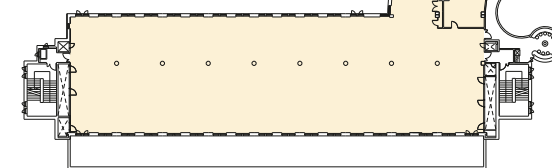
Example space planning and test-fit/ floorplans available on request.



Fourth floor (West)



Third floor, potential split (West)



Second floor

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Availability

The suites have been refurbished and are available by way of new effectively FRI leases for a period to be agreed.

Service Charge

The leases will include provision for a service charge and estate charge for Temple Quay.

Rent

Details available on request.

Rateable Value

Further information upon request.

EPC

An EPC is available, details available on request.



4th Floor West



Viewing

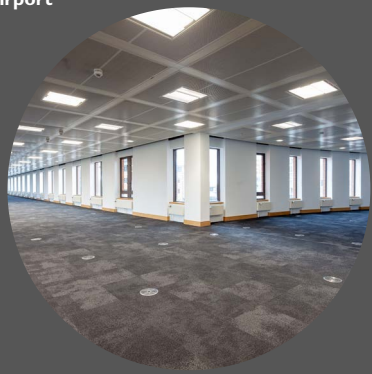
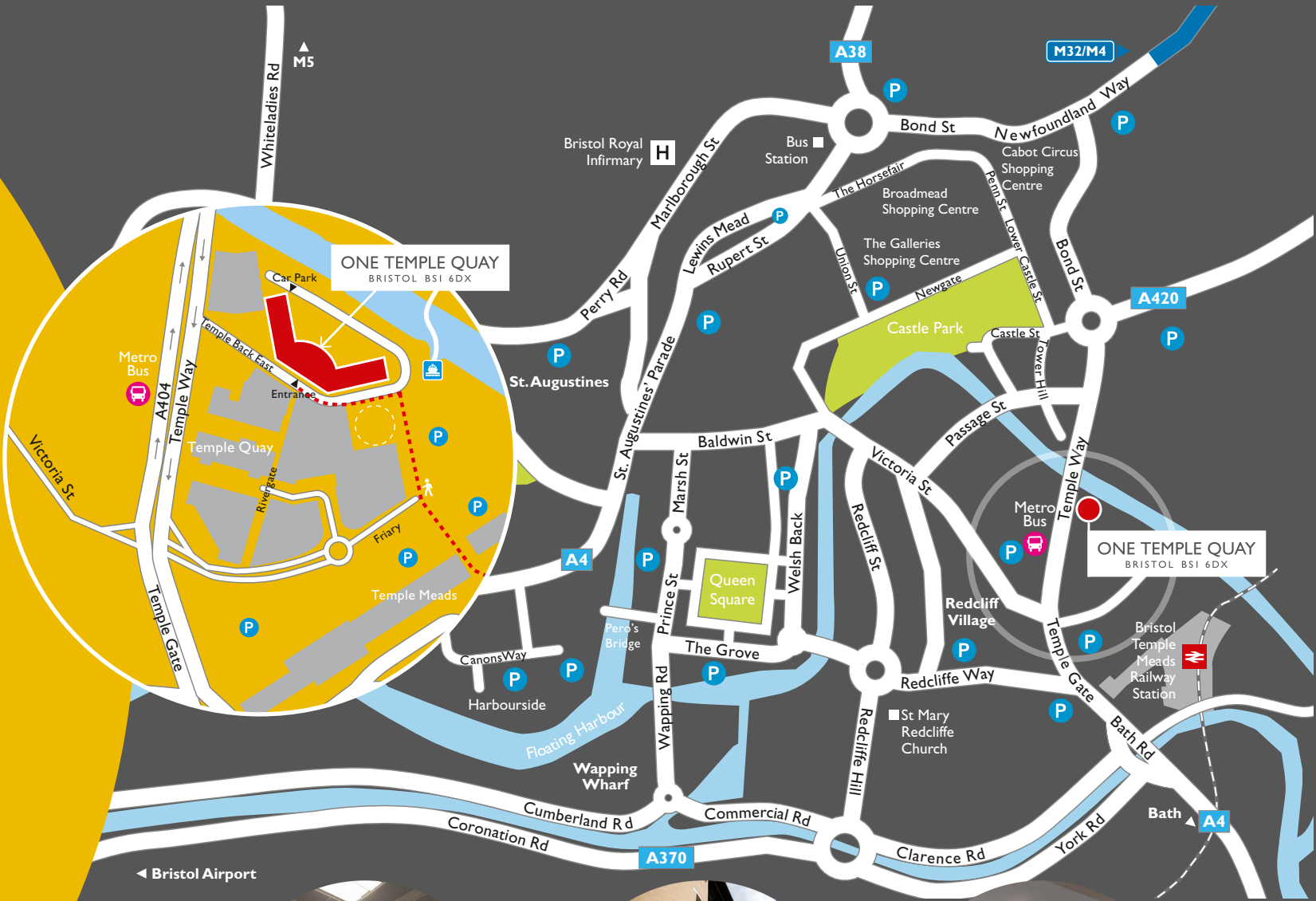
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