



## TO LET – 100 Temple Street, Bristol, BS1 6AG

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5,737 to 23,268 sq ft (533.0 to 2,161.6 sq m)

### Paul Williams

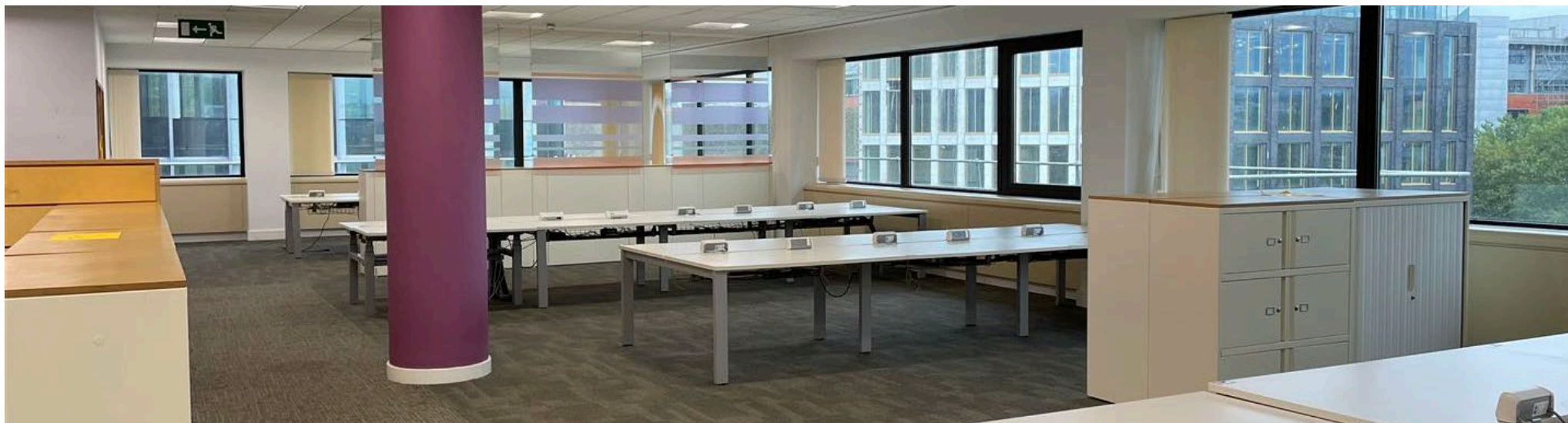
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**AVISON  
YOUNG**

## Modern City Centre Offices in a Prime Location



### Location

100 Temple Street occupies a prominent location at the junction of Victoria Street and Temple Way overlooking Temple Quay and Temple Meads Station. As such it affords immediate access to rail and bus connections and is a short walk from the amenities of Finzel's Reach and beyond that Broadmead and Cabot Circus shopping centres.

The M32 motorway is within a short drive giving access to the national motorway network. Metered on-street parking is available close at hand, with a range of longer term parking options available within easy reach.

### Description

100 Temple Street comprises modern open-plan office space which will be accessed via a new purpose built entrance and shared reception area at ground floor level providing a significant upgrade to the arrival experience. Amenities will include a manned reception desk, secure building access, air-conditioning, suspended ceiling with inset LED lighting, raised access floor.

Having been conceived as a next generation workplace for the city council the building already offers extensive end of journey facilities including secure bike storage, shower and amenity area and access to shared on-site catering facilities.

100 Temple Street – To Let

### Accommodation

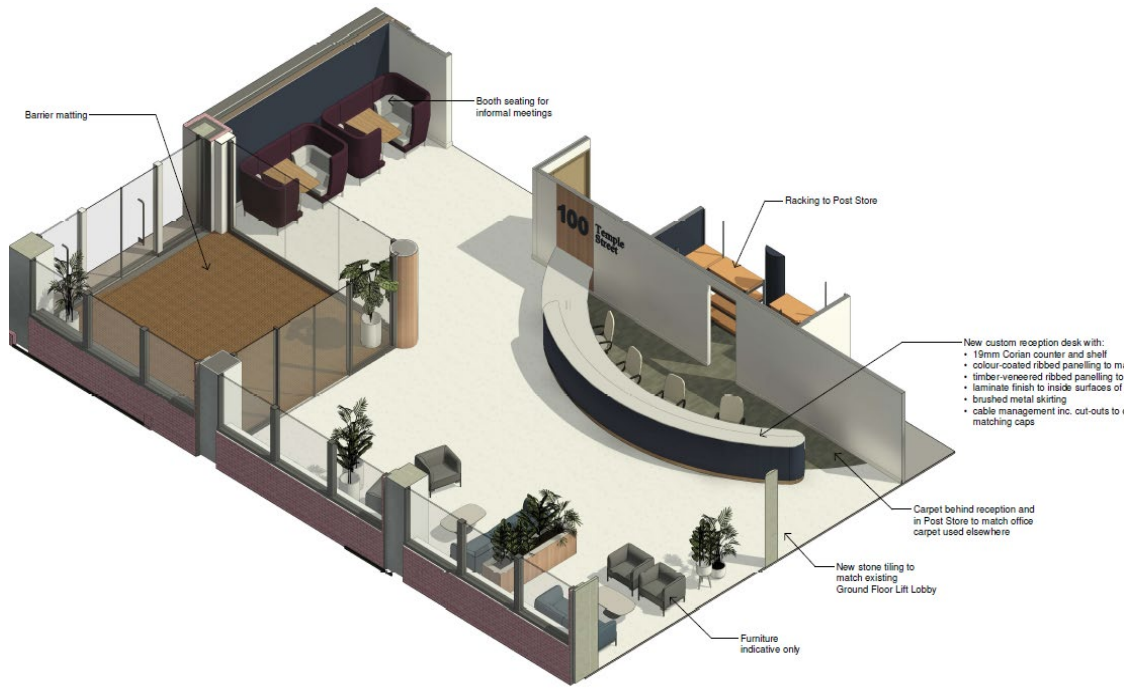
Floor	Description	Sq Ft	Sq M
3 <sup>rd</sup>	3 <sup>rd</sup> Floor South	17,531	1,628.6
4 <sup>th</sup>	4 <sup>th</sup> Floor North	5,737	533.0
<b>Total (NIA)</b>		<b>23,268</b>	<b>2161.6</b>

### Tenure

The suites are available individually or together on the basis of a new FRI lease or leases for a term to be agreed.

The accommodation is offered on a plug & play basis with existing furniture and partitions in place.

# Planned new entrance designs



View from Lobby to Reception Desk



View of Reception from Temporary Partition



## Rental

Details available on request.

## Business Rates

To be reassessed.

## EPC

The building has an assessment of D-94. A copy of the EPC is available on request.

## VAT

VAT will be charged at the standard rate on the rent and other outgoings.

## Legal costs

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

## Viewings/Further Information

Please contact the joint sole agents for any further information, or to arrange a viewing.



# To find out more, scan the QR code



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