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**3,445 SQ FT FULLY FITTED OFFICE – TO LET**  
TO LET - FIRST FLOOR, LINEAR PARK, BRISTOL

[geraldev.com](http://geraldev.com)



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A NEWMARK COMPANY

## Location

Linear Park is situated on Temple Quay, close to the mainline railway station of Temple Meads and offers direct dual carriageway access to the M32, which in turn links to Junction 19 of the M4. Nearby occupiers include PwC, Burges Salmon, HMRC and Osborne Clarke. Temple Quay is a vibrant office location within a short walk of Temple Meads railway Station, Cabot Circus shopping centre and a range of the city's many attractions. Nearby local amenities include Friska, Veenoo, Ibis Hotel, the weekly Temple Quay Street Market plus more within a short walk.

## Description

1 Linear park is a landmark building, providing high-quality office accommodation arranged over 6 floors. The building has recently been remodelled to provide an impressive entrance and reception area. Existing occupiers include DNV, Kaplan Financial and Howdens. The property specification includes:

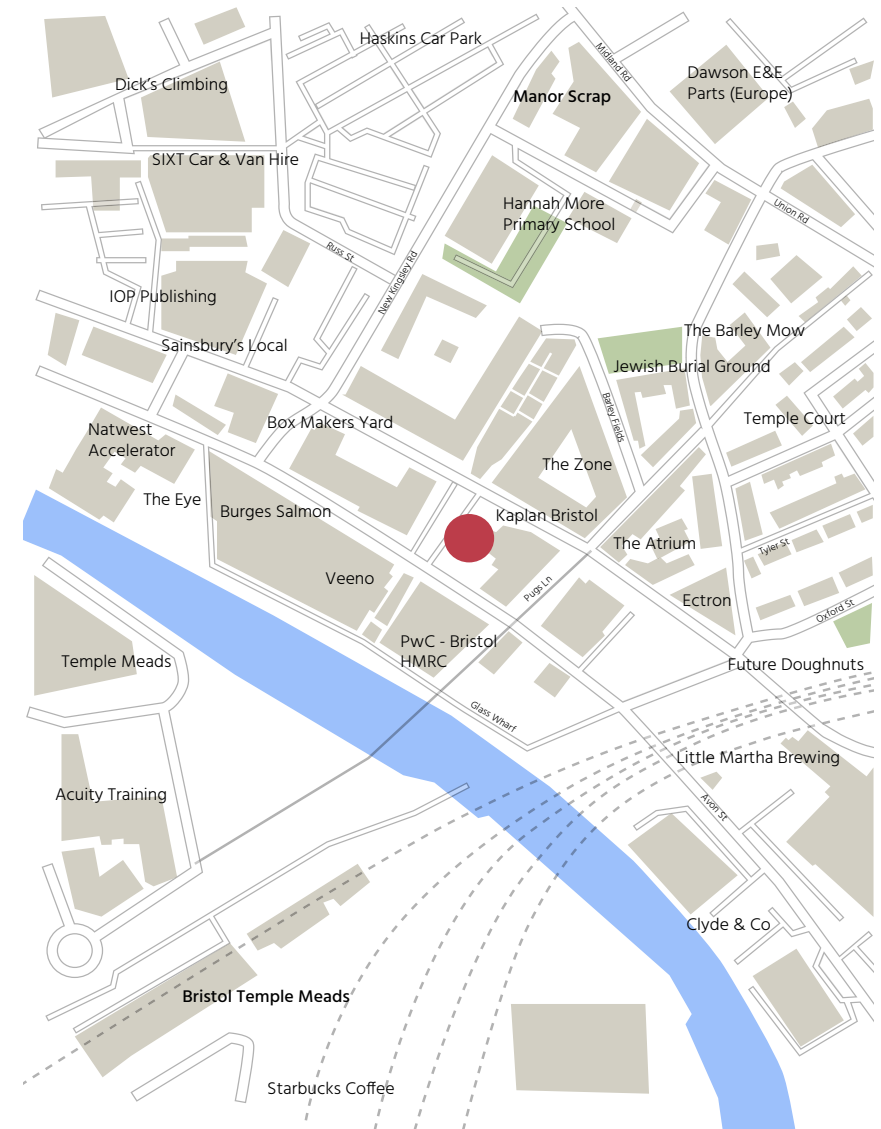
- Fully furnished "plug & play" office suite
- Zonal VRV Air Conditioning system
- Suspended ceiling with recessed lighting
- Raised floor access throughout (160mm void)
- 1 demised car parking space in the underground car park
- Newly refurbished shower block and cycle store at lower ground floor
- Male, Female and Disabled WC's on each floor
- 3x 10 person passenger lifts

## Accommodation

Description	NIA (sq ft)	NIA (sq m)
Office	3,445	320

## Services

We understand that the property benefits from 3 phase electricity and water supply. However, prospective tenants are advised to check with the relevant service providers.





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## Local Occupiers

- 1 Hmrc
- 2 Pwc/Grant Thornton
- 3 Barges Salmon
- 4 Ultraleap
- 5 Natwest
- 6 Womble Bond Dickinson
- 7 Bank of Ireland
- 8 Osborne Clarke
- 9 Deloitte
- 10 OVO

## Local Amenities

- 1 Ibis Hotel
- 2 Friska
- 3 Knight's Templar
- 4 Starbucks / Philpotts
- 5 Harts Bakery
- 6 Novotel
- 7 Hilton Garden Inn
- 8 River Taxi
- 9 Veeno Wine Bar
- 10 Sparks Fitness / Spoke & Stringer
- 11 Leonardo Hotel

## Terms

The suite is available to let from January 2023 on terms to be agreed by way of new underlease which is to be contracted outside of Sections 24-28 of the Landlord and Tenant Act 1954.

## Quoting Rent

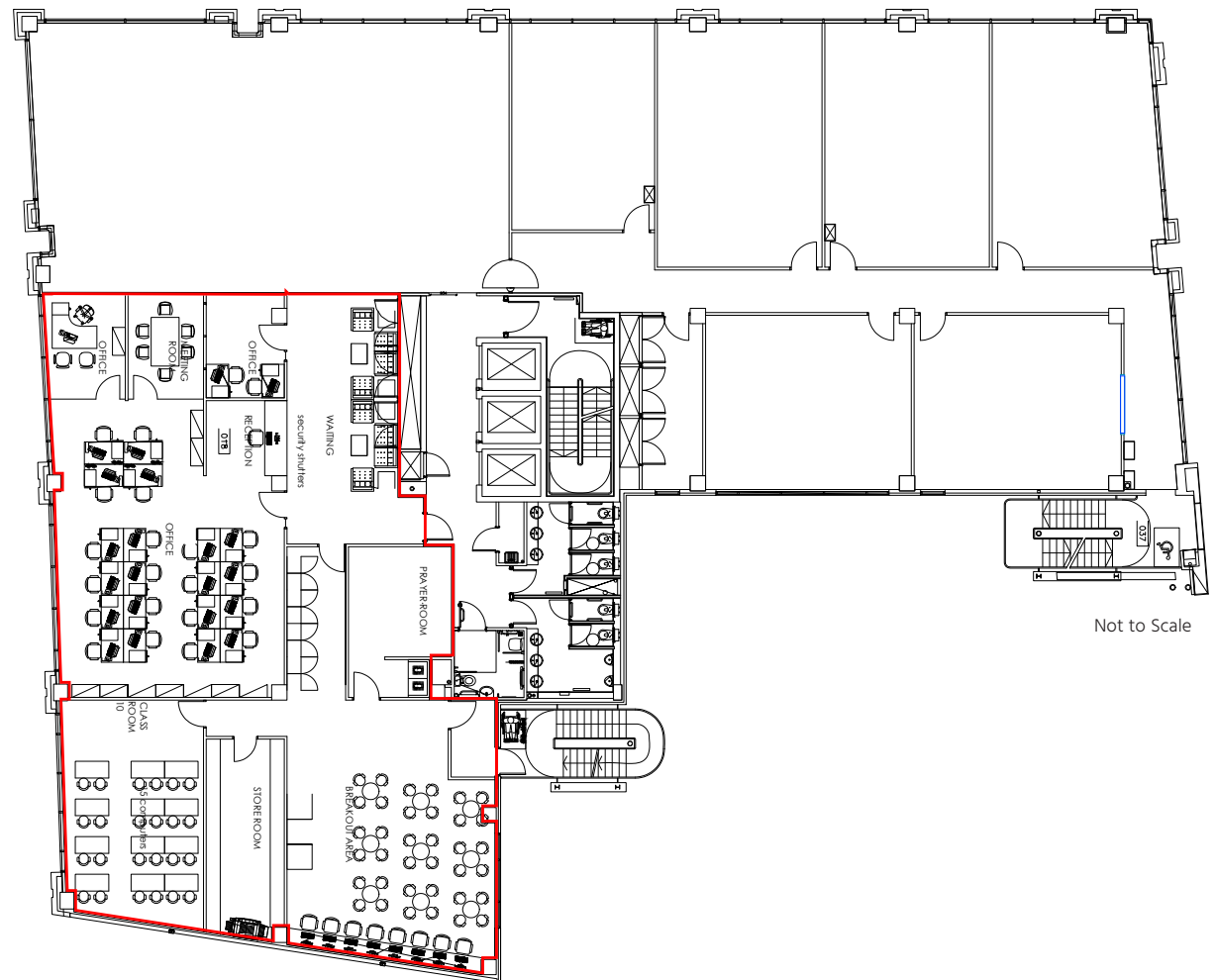
Rent available on application to the agents, Gerald Eve LLP.

## Business Rates

To be reassessed once sub-division is complete. For further enquiries please contact Bristol City Council Business Rates Department at [www.bristol.gov.uk/business/business-rates](http://www.bristol.gov.uk/business/business-rates).

## VAT

All figures figure quoted in these details are exclusive of VAT where applicable.



## EPC

The property has an EPC rating of a D (98).

## Planning

The property benefits from dual education and office use.

## Legal Costs

Each party is to be responsible for their own legal costs and professional fees incurred in the transaction

## Viewing

Viewing strictly by appointment through sole agents Gerald Eve LLP.





## Contacts

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Particulars issued November 2023.