

TO LET

One Glass Wharf, Temple Quay, Bristol BS2 0ZX



Office Space

5,917 – 18,732 sq. ft. (549.7 – 1,740.2 sq. m.)

- Excellent location in heart of Temple Quay
- Grade A open plan office space on ground & first floors
- Immediately adjacent to Temple Meads train station
- Basement car parking at 1:2,000 sq. ft.
- Close to local amenities and transport links



CONTACT US

RICHARD KIDD

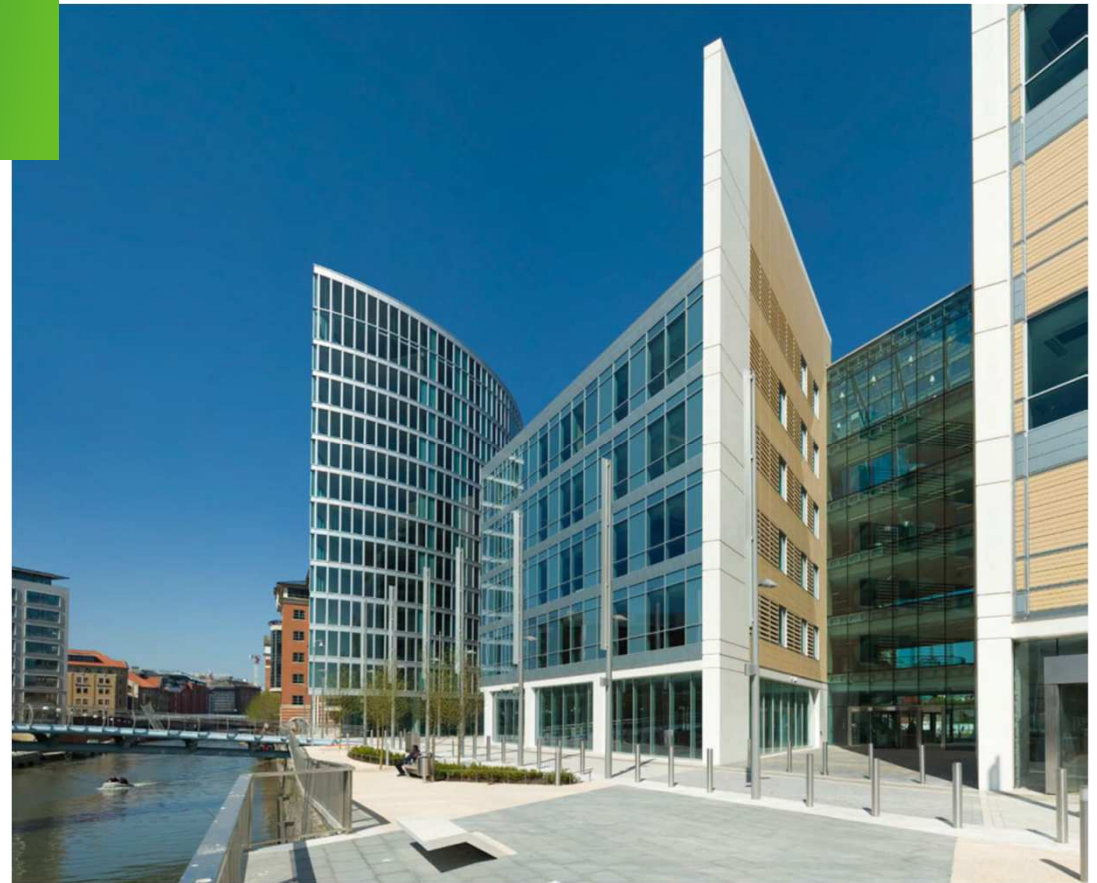
T +44 (0) 117 943 5768
Richard.kidd@cbre.com

ALEX RIDDELL

T +44 (0)117 943 5885
Alex.riddell@cbre.com

CBRE OFFICES

Floors 13 & 14 Clifton Heights, Triangle West Clifton, Bristol BS8 1EJ



www.cbre.co.uk

CBRE

TO LET

Grade A office Space

1 Glass Wharf, Temple Quay
Bristol BS2 0ZX

Location

1 Glass Wharf is located in the heart of the Temple Quay development which forms the main central office core of Bristol city centre and is a thriving business location just 2 minutes from Temple Meads rail station which provides a regular service to London Paddington, Cardiff, Birmingham and the south west. The property is also well located for both bus and road links being just off Temple Way which forms the main inner city ring road and provides direct access to the M32. There is also a river taxi stage immediately adjacent to the building.

Description

The property comprises a high quality office on ground and 5 uppers floors with impressive ground floor reception area with full height atrium. The immediate area provides excellent amenity including a Starbucks, Friska sandwich shop, Veenno wine bar, Philpott's and a convenience store.

The available accommodation is situated on ground and first floor levels. The space is available either with existing fit out or refurbishment to provide the following outline specification: -

- Air conditioning
- Raised access floors
- Double glazed windows
- Metal tiled ceiling with recessed lighting
- Male, female and disabled WCs
- Shower facilities
- Excellent car parking ratio of 1:2,000 sq. ft.

Accommodation

Area	Sq. ft.	Sq. m.
Ground Floor	12,815	1,190.5
Part First Floor	5,917	549.7
Total	18,732	1,740.2

Terms

Terms on application.

Availability

The accommodation is available to let whole on an effective full repairing and insuring terms by way of service charge.

Business Rates

Further information is available from the agents.

VAT

All figures quoted are exclusive of VAT, if chargeable.

EPC

The current EPC for the property is a C (53).

Legal Costs

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

DISCLAIMER: CBRE

CBRE Ltd on its behalf and for the Vendors or Lessors of this property, whose Agents they are, give notice that: These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of CBRE Ltd has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all priced and rents are quoted exclusive of VAT. October 2018.