



TEMPLE QUAY | BRISTOL

7,780 - 16,636 SQ FT OF HIGH QUALITY OFFICE SPACE TO LET



LINEAR PARK

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4  
3  
2  
1  
G

DNV GL  
Howden  
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Kaplan  
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REMODELLED,  
REFURBISHED AND  
READY FOR BUSINESS



# WELCOME TO LINEAR PARK

A landmark building, this high profile six storey office has predominantly glazed elevations providing excellent natural light to the open plan flexible office space inside.

The impressive entrance and reception have been remodelled and refurbished to provide a warm welcome to visitors and staff alike.

- ▶ 7,780 – 16,636 sq ft (approx.)
- ▶ High profile and prominent
- ▶ High quality air conditioned offices
- ▶ Contemporary reception and entrance
- ▶ High quality shower facilities
- ▶ Secure cycle storage
- ▶ 6 car parking spaces
- ▶ Close to Temple Meads station
- ▶ Close to local amenities, including hotels, bars and restaurants



# AVAILABILITY

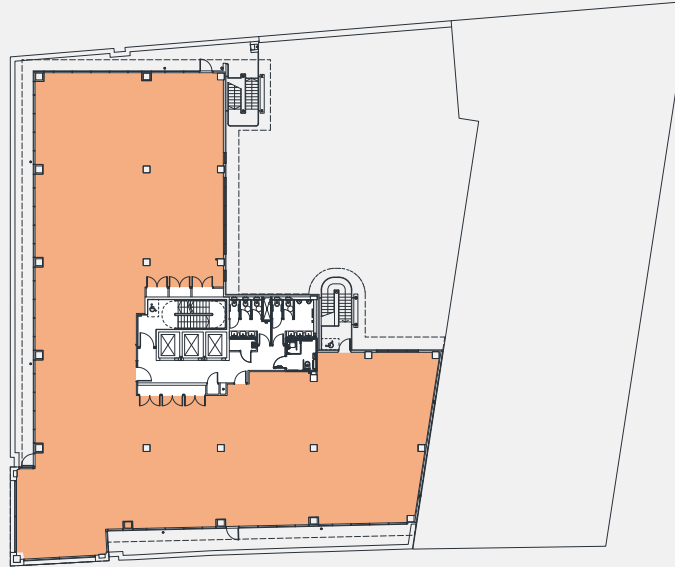
<b>Fifth Floor</b>	7,780 sq ft
<b>Fourth Floor</b>	8,856 sq ft
<b>Total</b>	<b>16,636 sq ft</b>



Fourth Floor



Fifth Floor



LIGHT, MODERN,  
FLEXIBLE SPACE







## SPECIFICATION

- ▶ 4 pipe fan coil air conditioning
- ▶ Full access raised floors
- ▶ Suspended ceilings with LED lighting
- ▶ Male, female and disabled WC's on all floors
- ▶ Shower block and cycle parking
- ▶ Three 10 person passenger lifts
- ▶ 6 Car parking spaces





# MEET THE NEIGHBOURS

## LOCAL OCCUPIERS

- 1 HMRC
- 2 PWC / GRANT THORNTON
- 3 BURGESS SALMON
- 4 ULTRALEAP
- 5 NATWEST
- 6 WOMBLE BOND DICKINSON
- 7 BANK OF IRELAND
- 8 OSBORNE CLARKE
- 9 DELOITTE
- 10 OVO

## LOCAL AMENITIES

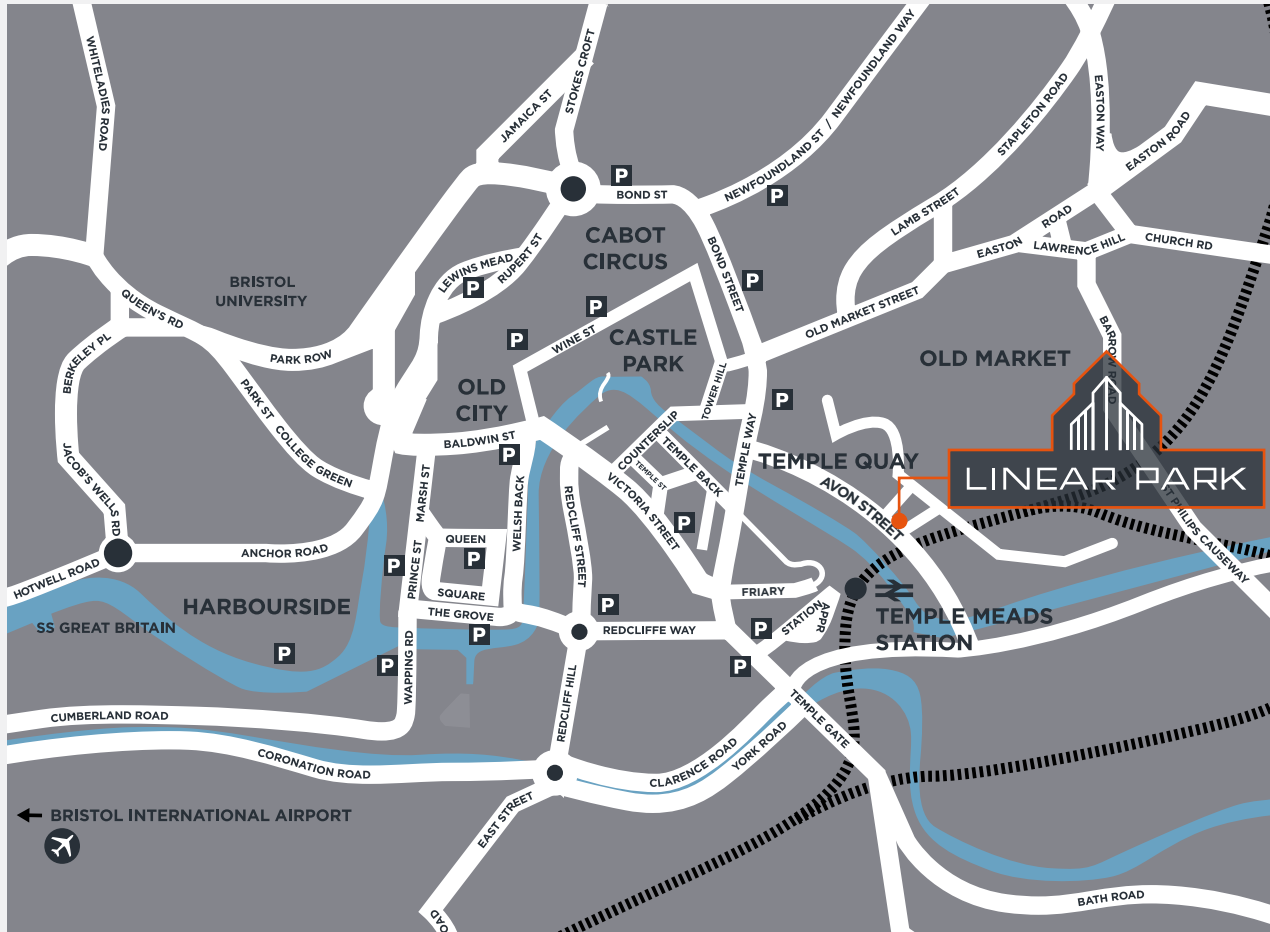
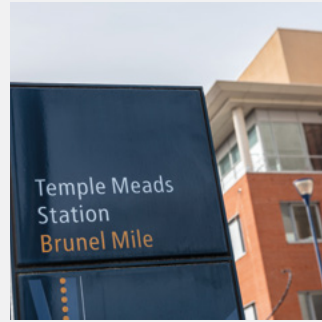
- 1 IBIS HOTEL
- 2 FRISKA
- 3 KNIGHT'S TEMPLAR
- 4 STARBUCKS / PHILPOTTS
- 5 HARTS BAKERY
- 6 NOVOTEL
- 7 HILTON GARDEN INN
- 8 RIVER TAXI
- 9 VEENO WINE BAR
- 10 SPARKS FITNESS / SPOKE & STRINGER
- 11 LEONARDO HOTEL





# LOCATION

Linear Park is situated on Temple Quay, close to the mainline railway station of Temple Meads, in close proximity to local amenities such as Friska, Philpotts, Ibis Hotel, street markets, Spoke & Stringer and more within a short walking distance.



# CONNECTIONS



## ROAD

Bristol International Airport	8 miles
Cardiff	44 miles
Birmingham	91 miles
Heathrow Airport	104 miles
London	122 miles



## RAIL

Cardiff	48 mins
Exeter	1 hr 17 mins
Birmingham	1 hr 35 mins
London Paddington	1 hr 35 mins
Heathrow Airport	2 hrs 18 mins



## FOOT

Bristol Ferry	Under 1 min
Temple Meads Station	Under 3 mins
Bristol Bus Station	10 mins

Source: AA

linearparkbristol.com



## FURTHER INFORMATION

**TENURE:**  
Leasehold.

**RENT:**  
Upon application.

**EPC:**  
B.

## CONTACTS



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