



alder king

PROPERTY CONSULTANTS

TO LET

Two Glass Wharf

Unit 1, Two Glass Wharf, Temple Quay, Bristol BS2 0ZX

Ground Floor Commercial Unit – 3,313 sq ft net approx.

Would suit a variety of potential uses

Location

2 Glass Wharf is prominently located on Avon Street within Temple Quarter Enterprise Zone. The building is immediately adjacent Temple Meads Station which is used by approximately 11 million visitors annually.

Temple Quay extends to c. 1.25 million sq ft of Grade A office accommodation. Leading occupiers include Bank of Ireland, Burges Salmon, Canada Life, HSBC and various Government Departments.

Existing occupiers within 2 Glass Wharf include PwC, Grant Thornton and Foot Anstey.

In addition the University of Bristol has recently secured planning consent on the former Sorting Office adjoining Temple Meads Station for a new £300 million campus development which will significantly increase footfall in the area.



Railway station



Bicycle parking



Cabot Circus



1 mile

M32



1.5 miles

Accommodation

Description

2 Glass Wharf is situated within the Temple Quarter Enterprise Zone at the heart of Bristol's prime business district.

The available ground floor commercial unit benefits from attractive waterside views, fully glazed frontage and outside seating (subject to local authority approval).

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
First Floor Mezzanine	570	52.9
Ground Floor	2,743	254.8
TOTAL	3,313	307.7

*All figures represent approximate net internal floor areas subject to joint on site measurement.

Glazed frontage



Comfort cooling



Open plan layout



Lighting



Shower facilities



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for E Use Classes however any occupier should make their own enquiries to the Planning Department of Bristol City Council.

Tel: 0117 922 3000 or www.bristol.gov.uk

Business Rates

Interested parties should make their own enquiries to Bristol City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. www.voa.gov.uk.

Energy Performance Certificate

The EPC Rating is B (35) and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Lease

The property is available on a new full repairing lease with terms to be negotiated.

Rent

The property is offered to let at a quoting rent of £30.00 per sq ft per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: SP/SC/83200
Date: September 2022
Subject to Contract

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Important Notice

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

