

3 GLASS WHARF

Avon Street, Temple Quarter, Bristol BS2 0EL

GLASS

WHARF

BRISTOL

RETAIL, RESTAURANT & LEISURE OPPORTUNITIES

TO LET

Outstanding waterside retail/restaurant/leisure units.
5,543 sq ft (515 sq m) approx. available as a whole or in part.



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The Opportunity

- Three Glass Wharf is a new, seven storey, landmark building providing over 100,000 sq ft of Grade A office accommodation. The upper floors are let to HMRC.
- The ground floor comprises prominent ground floor retail/restaurant/leisure units with Class E consent available as a whole or in part.
- The building occupies a prominent, highly visible waterside location, and is situated adjacent to one of the main pedestrian bridges leading to and from Temple Meads Station and the city centre.
- The ground floor comprises retail, restaurant/bar and leisure accommodation, which can be sub-divided. The space has been finished to a developers shell specification, with capped services.
- The space benefit from attractive waterside views, fully glazed full height shop fronts and outside seating (subject to local authority approval).



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The Opportunity Location Current Occupiers Bristol Floor Plan Planning

Location

- The premises are situated on Temple Quay, within one of the UK's largest urban regeneration projects, Bristol Temple Quarter Enterprise Zone. The area has already undergone substantial transformation and is set to grow over coming years providing a further mix of office, residential, retail and leisure uses.
- Temple Quarter already includes over 1.5 million sq ft of recently developed Grade A office accommodation. Leading occupiers include Bank of Ireland, Burges Salmon, Grant Thornton, PwC, HSBC, BT Group and various government departments.
- Temple Quay is already home to over 12,500 employees and with 1 million sq ft of further consented developments, this is set to increase, bringing approximately 10,000 new potential customers.
- Three Glass Wharf sits centrally within Temple Quarter, immediately adjacent Temple Meads Station which is used by approximately 11 million passengers annually.
- The accommodation is well situated to service a busy daytime trade. Nearby occupiers include Greggs, Mokoko, Veno, Philpotts, Starbucks, Wetherspoons and Sainsburys Local.
- The new £350 million University of Bristol Temple Quarter campus and associated student residential adjoining Temple Meads station is now under construction, due to PC in 2026.
- There has been significant government funding secured to undertake infrastructure improvements around Temple Meads station over the next 5 years.
- Bristol's largest speculative office building comprising over 200,000 sq ft is currently under construction immediately to the rear with PC due in Q2 2024.
- Temple Quay is situated just minutes from the main shopping quarter of Bristol. Cabot Circus, Broadmead and the Bristol Harbourside attractions are a short walk away.



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Current Occupiers



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- Bristol is the largest city in the South West of England, with an estimated population of 471,000.
- Home to some of the major players within the defence, engineering, and financial industries, the city is a well-established and growing commercial hub. Bristol also boasts a rapidly growing creative industry, including the digital, media and technology sectors.
- With its vast range of independent businesses, thriving food scene, healthy music culture and art galleries and museums, this vibrant and historic city has a lot to offer.
- Bristol is well renowned for having a world-leading talent pool, with approximately 20,000 businesses and over 10,000 graduates per year. It also offers an unrivalled quality of life and has picked up many accolades over recent years, include Coolest City to Live and European Green Capital.

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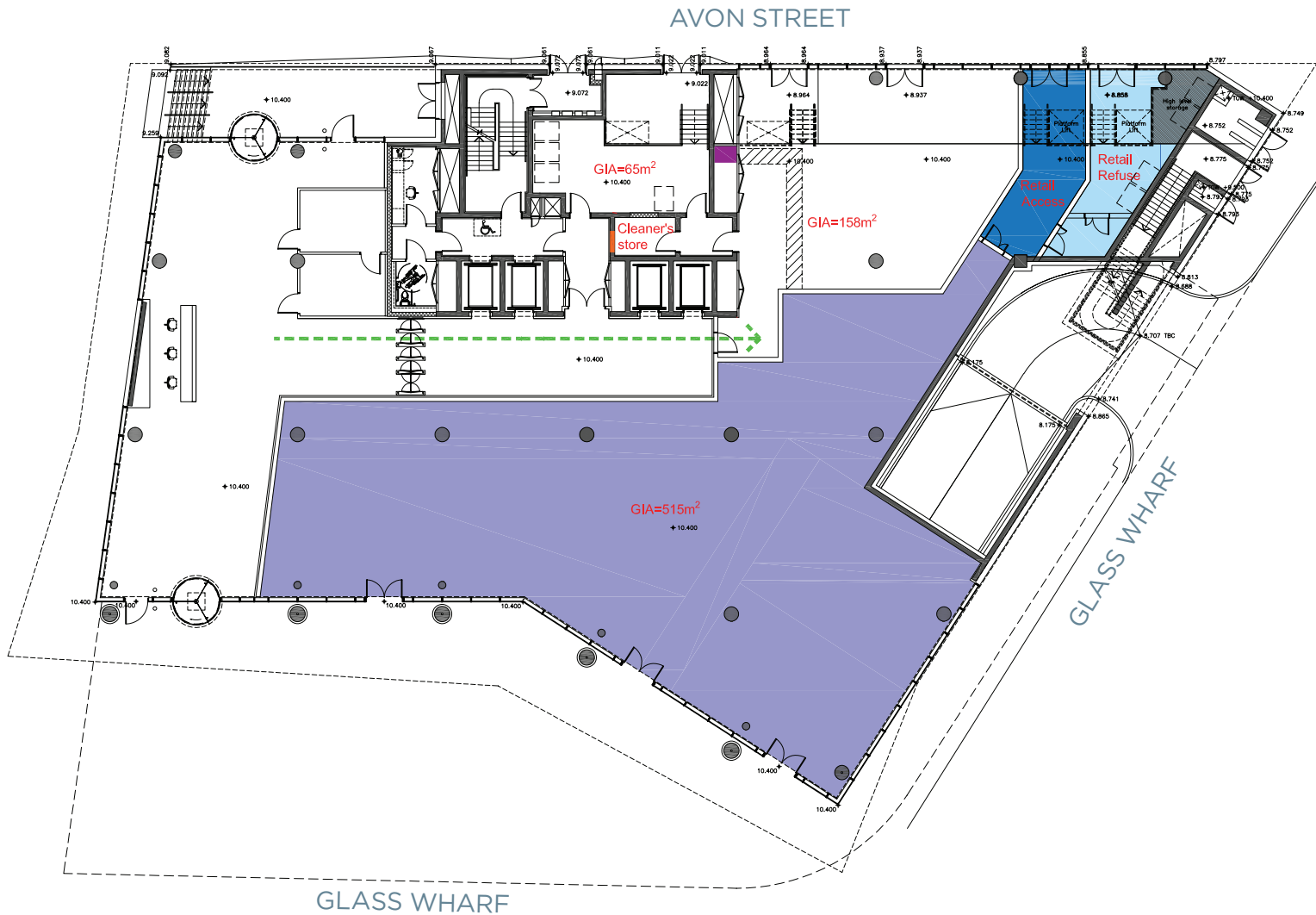
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Floor Plan

Ground floor plan identifying available accommodation. Potential split options can be discussed.

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Planning

The units have planning consent for Class E.

Rent

Upon application.

Terms

The accommodation is available as a whole or in part by way of new full repairing and insuring leases (by way of service charge) for a term of years to be agreed.

Viewing Arrangements



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