

TO LET

CRESCENT,
TEMPLE BACK,
BRISTOL
BS1 6EZ

1,499 - 98,521 sq ft
139.26 - 9,152.6 sq m

- Targeting Net Zero Carbon in Operation
- 19 car parking spaces incl 4 EV charging
- EPC A and BREEAM Excellent
- 164 cycle spaces and maintenance area

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DESCRIPTION

Flexible workspaces - large and versatile floor plates with dual aspect and cutting edge connectivity.

New build Fifth Floor penthouse, providing the highest quality Grade A workspace.

164 cycle spaces including 144 secure, covered cycle hub and 20 Sheffield stand spaces within premises.

19 car parking spaces including 4 EV charging points.

Access to 808 sq ft fitness studio space on the Ground Floor close to showers, changing rooms and lockers.

Private, landscaped garden with terrace and direct access into Temple Gardens.

ACCOMMODATION

Ground Floor: 10,994 sq ft
First Floor: 15,824 sq ft
Second Floor: 18,358 sq ft - Garden terrace - 1,633 sq ft
Third Floor: 18,350 sq ft
Fourth Floor: 18,194 sq ft
Fifth Floor: 16,828 sq ft - Garden terrace 1,542 sq ft

Reception & collaboration area: 5,730 sq ft
Cafe: 1,813 sq ft
Fitness studio: 808 sq ft
Garden: 7,880 sq ft

Name	Size
Ground Floor	10,994 sq ft (1,021.34 sq m)
First Floor	15,824 sq ft (1,470.05 sq m)
Second Floor	18,358 sq ft (1,705.46 sq m)
Third Floor	18,350 sq ft (1,704.72 sq m)
Fourth	18,194 sq ft (1,690.22 sq m)

Floor
Fifth Floor 16,828 sq ft (1,563.32 sq m)
Total 1,499 - 98,521 sq ft (139.26 - 9,152.6 sq m)

RENT

EPC

EPC A

VIEWING

Strictly by appointment with agents.



CONTACT

Andrew Hardwick
0117 363 5694 /
andrew.hardwick@carterjonas.co.uk

Kate Richardson
01173 635 699 /
Kate.Richardson@carterjonas.co.uk

[carterjonas.co.uk/commercial](https://www.carterjonas.co.uk/commercial)

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