

TOWER WHARF

BRISTOL · BS2 0JJ





Newly refurbished fitted ground floor
5,215 sq ft with large private terrace
Available to lease



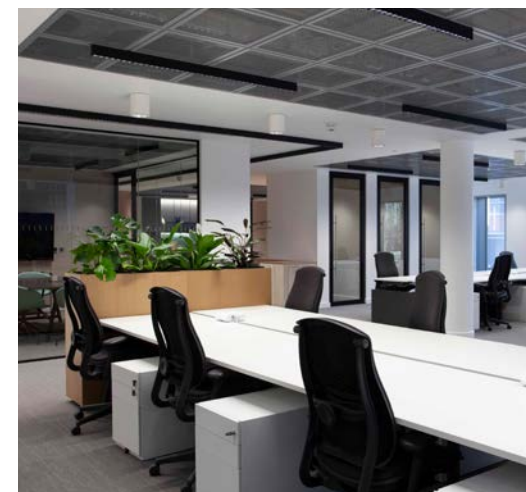
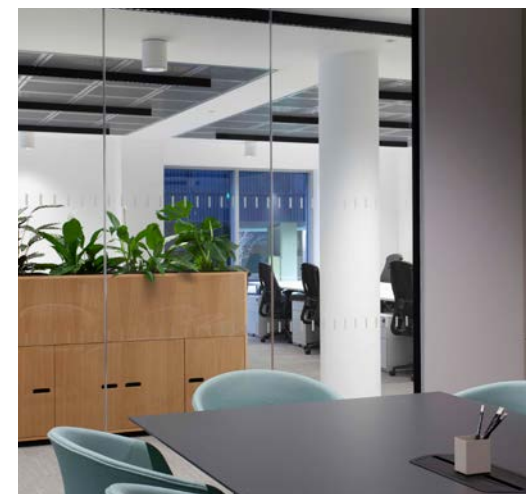
Fully fitted high specification office space in a waterside location in central Bristol.

Tower Wharf is undergoing a substantial refurbishment which will deliver a stylish office suite with new air conditioning, LED lighting and EPC A. The part ground floor will be provided fully fitted and furnished making the transition to the building both efficient and cost effective.

The building benefits from an impressive reception and atrium, underground car parking, secure cycle racks, showers and lockers are provided.

Temple Meads station is accessed via a scenic Harbourside walk of only 11 minutes and Cabot Circus, the city's key shopping district, is a 9-minute walk through Castle Park. Finzels Reach is also located within a 5 minute walk. In addition the M32 is only a short drive from the building.

Tower Wharf provides an excellent work/life balance, with many occupiers of the building making the most of the running/walking/cycling opportunities around the Harbourside during the day.





SUSTAINABILITY



EPC rating - Targeting A



Dedicated cycle parking and end-of-trip facilities in secure basement location



Floor to ceiling glazing improves natural daylight and reduces use of energy for lighting



The building is being decarbonised and the ground floor suite will be all electric

THE BUILDING



Refurbished reception with four storey atrium



On site commissionaire



Three passenger lifts, plus goods lift



Secure basement car park with ratio 1:1750 sq ft



Secure cycle space with new shower and locker facilities



DDA compliant

TECHNICAL SPECIFICATION



New VRF air conditioning



Mixed of exposed services and mesh suspended ceilings



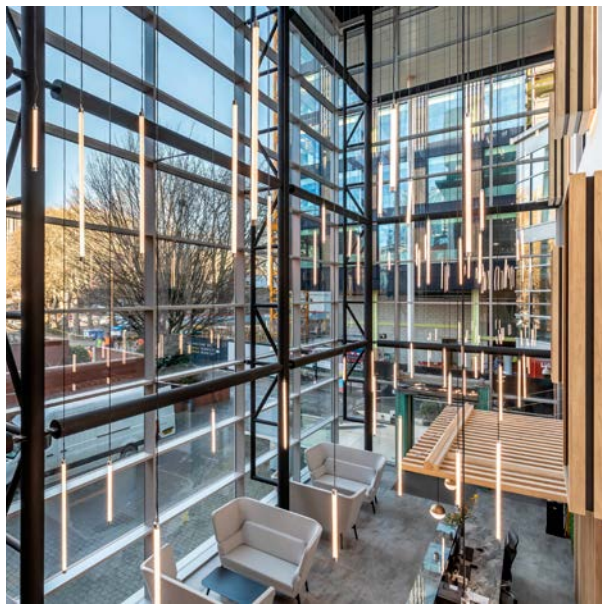
New LED lighting



Fully accessible raised floors with 165mm clear void

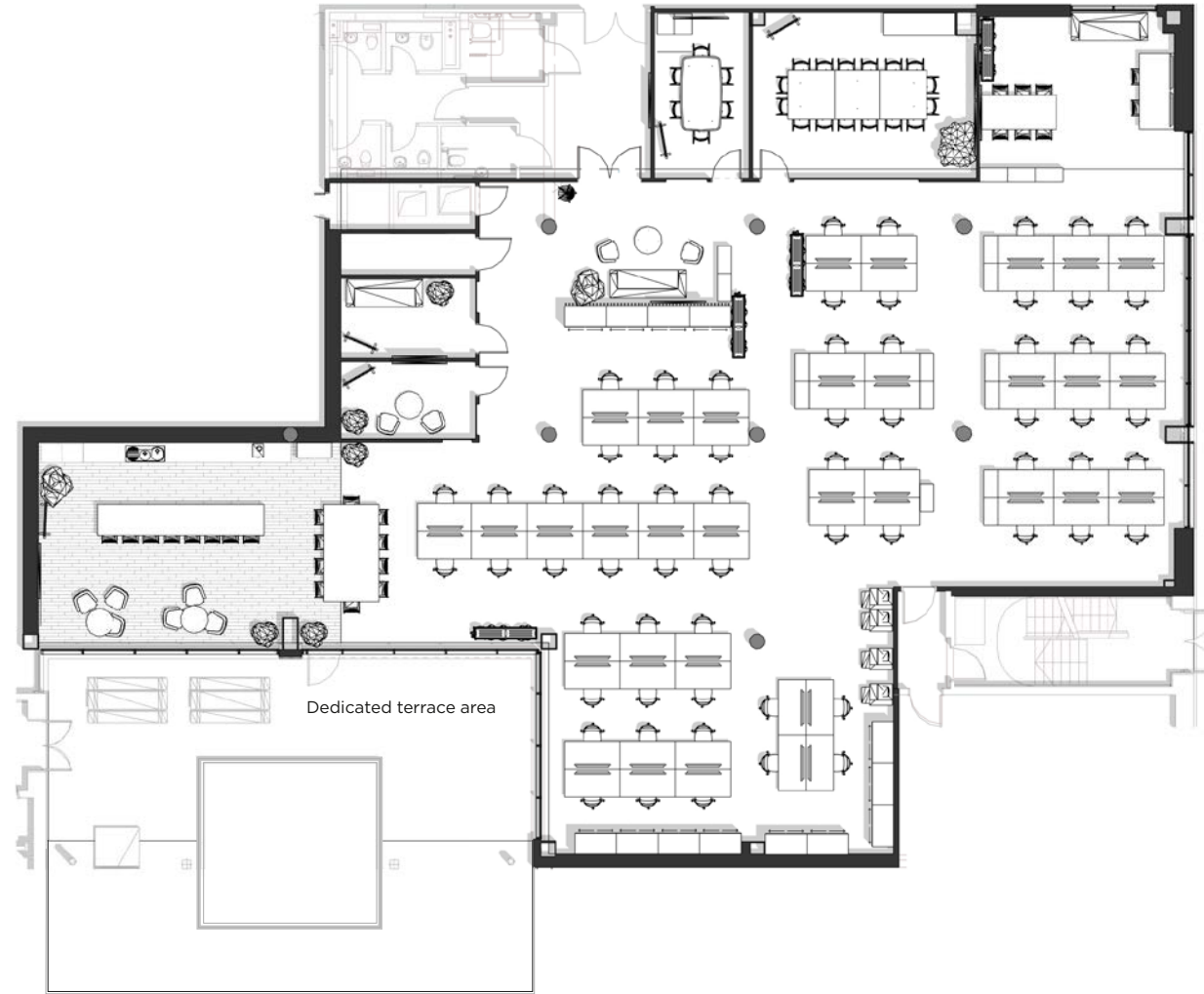


Floor to ceiling height of 2.7m



GROUND FLOOR

5,215 sq ft (485 sq m)



CLIFTON & UNIVERSITY

FINZELS REACH

CASTLE PARK

M32

NCP

CABOT CIRCUS

TOWER WHARF
BRISTOL · BS2 0JJ

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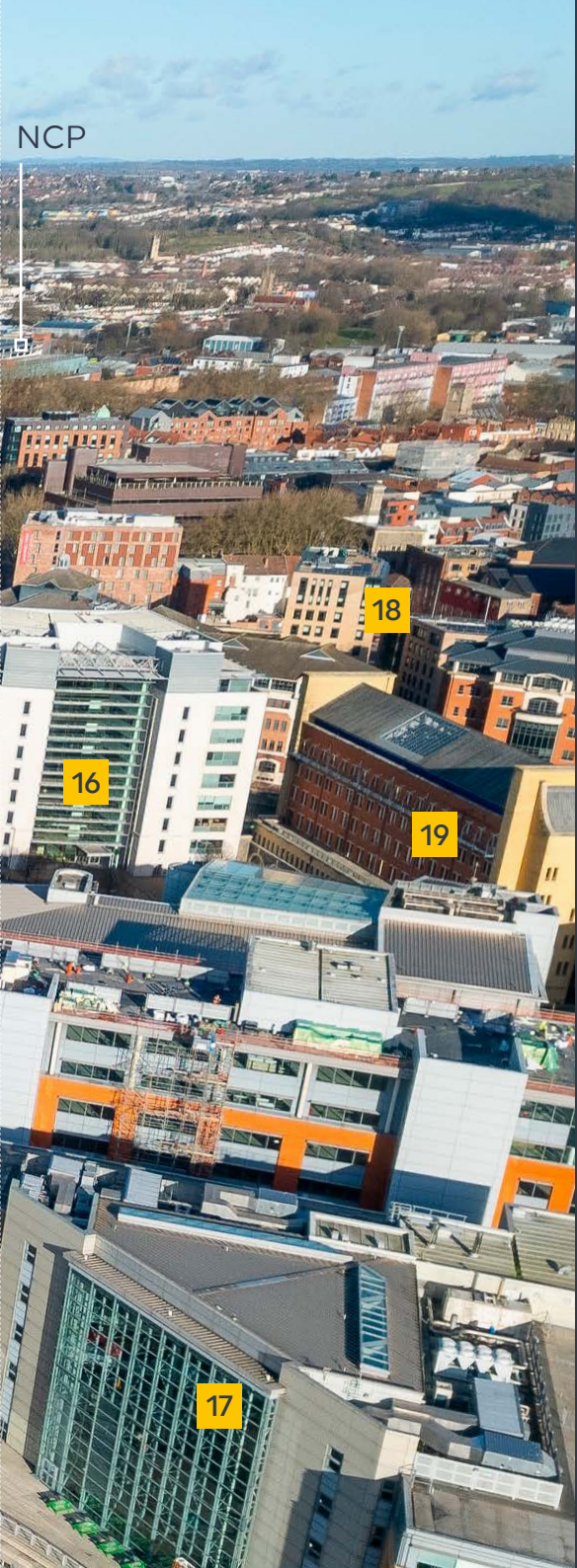
5

20

09

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NCP

LOCATION

- 1 TLT
- 2 Dyson
- 3 Michaelmores, Allianz, XPS
- 4 HSBC, PaymentSense, Evelyn, Arup
- 5 Bristol City Council
- 6 Channel 4, English Heritage
- 7 Things, Ernst Young
- 8 BBC Studio, Barclays, BDO
- 9 Osborne Clarke, Deloitte
- 10 Mazars LLP
- 11 Bevan Brittan
- 12 NFU Mutual, Mott MacDonald
- 13 DLUP
- 14 Clarke Willmott, Nordic Semi-Conductor
- 15 BT
- 16 Womble Bond Dickinson
- 17 OVO
- 18 Institute of Physics, Pax8, Canada Life
- 19 Bank of Ireland
- 20 Temple Meads station



TEMPLE MEADS TRAIN STATION

CASTLE PARK



LEFT HANDED GIANT BREWERY





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TEMPLE MEADS
TRAIN STATION

11 minutes walk
5 minutes drive



M32 JUNCTION 3

4 minutes drive



BRISTOL INTERNATIONAL
AIRPORT

25 minutes drive



CASTLE PARK

6 minutes walk



BRISTOL SHOPPING
QUARTER

9 minutes walk



FINZELS REACH

3 minutes walk





VAT

The building is elected for VAT.

EPC

Targeting EPC A.

LEASE

A new full repairing and insuring lease for a term to be agreed.

RENTAL

Upon application.

SERVICE CHARGE

A building service charge is payable to contribute towards the maintenance and upkeep of the common parts of the building.

VIEWING

Strictly by appointment through the agents.



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