TO LET

HIGH QUALITY
OPEN PLAN
OFFICE
FLOORS

ONE TEMPLE QUAY

PRIME WATERFRONT OFFICE SUITES

6,931 - 30,566 SQ FT
(643.9 - 2,839.6 SQ M)

CLICK TO PLAY
VIRTUAL TOUR OF
FOURTH FLOOR

Newly refurbished office suites in a prime location

Description

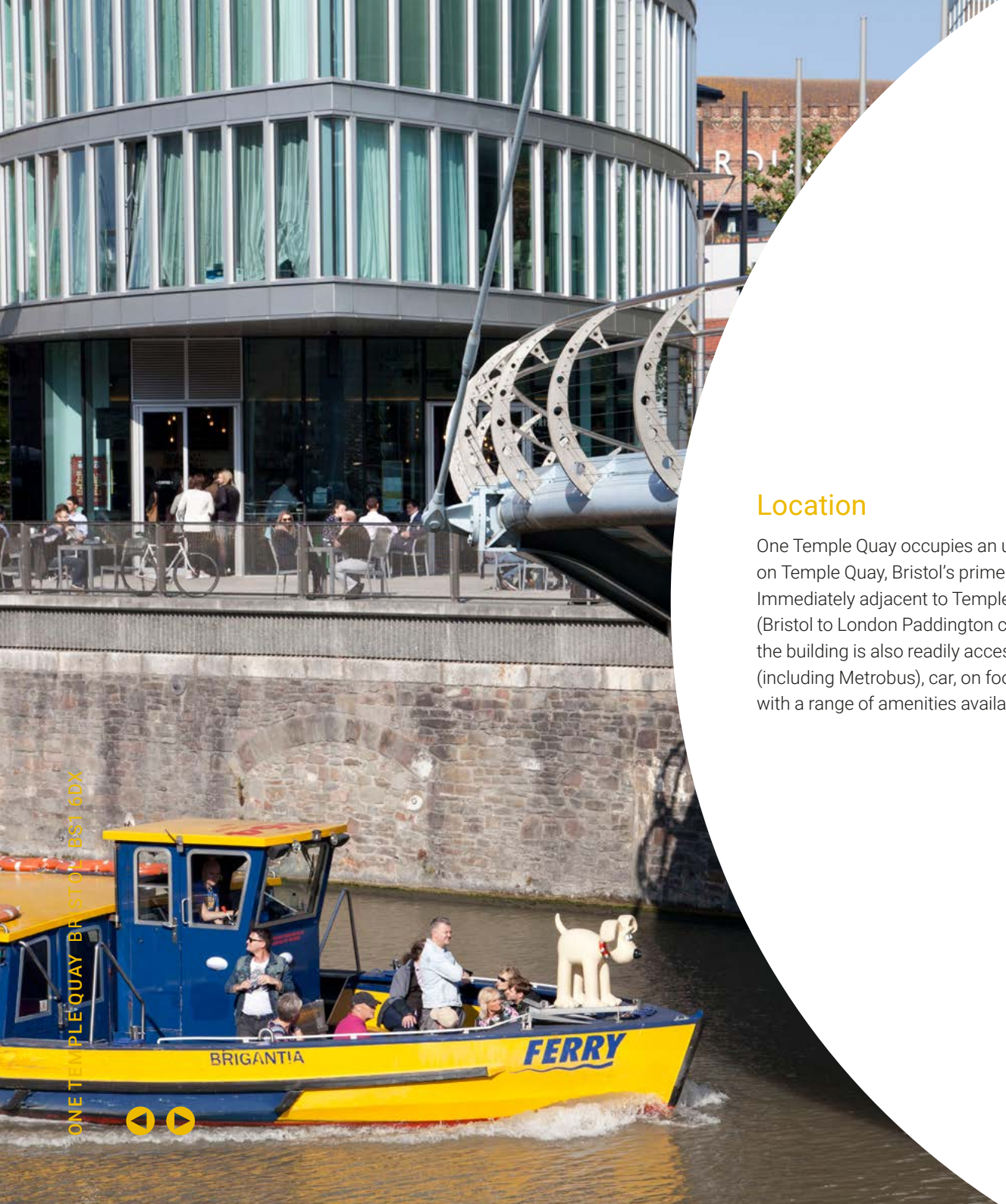
One Temple Quay is a prestigious HQ style office building in a prime location overlooking the Floating Harbour and close to Temple Meads station.

The full height atrium has been newly refurbished and provides a stunning welcome to the building with manned reception desk and wallclimber lifts.

Amenities include:

- Clear office floorplate with 2.7m floor to ceiling height
- Central heating and chilled ceiling/fresh air ventilation system
- Metal tiled suspended ceiling with new inset LED lighting
- Male and female and disabled WC facilities on each floor
- 4 passenger lifts plus a goods lift to all floors
- Parking in secure basement at a ratio of 1:1,500 sq ft net internal
- Cycle storage, plus new shower and changing facilities

ONE TEMPLE QUAY BRISTOL BS1 6DX



ONE TEMPLE QUAY BRISTOL BS1 6DX

Location

One Temple Quay occupies an unrivalled location on Temple Quay, Bristol's prime office quarter. Immediately adjacent to Temple Meads station (Bristol to London Paddington circa 1hr 40), the building is also readily accessible by bus (including Metrobus), car, on foot or bicycle, and with a range of amenities available close at hand.

Local occupiers

- EY/Thrings A
- Parmenian/ Simmonds & Simmonds B
- Bevan Brittan C
- DLUP D
- BT E
- Unite Students F
- Leonardo Hotel G
- The University of Law/IOP Publishing H
- Womble Bond Dickinson I
- DAS J
- The Distillery K
- OVO Energy L
- Vacant/under refurbishment M
- Vacant/under refurbishment N
- Government Offices O
- Vacant/under refurbishment P
- Page Group/RC Brown Q
- The Knights Templar R
- Double Puc Café S
- Philpotts T
- Burges Salmon U
- Veeno V
- PWC/ Grant Thornton W
- HMRC X
- Twice weekly streetfood market Y

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Floor Area

The available space comprises the following approximate Net Internal floor area.

Floor	Sq ft	Sq m
Fourth (West)	10,201	947.7
Third	20,365	1,891.9
Total	**30,566**	**2,839.6**

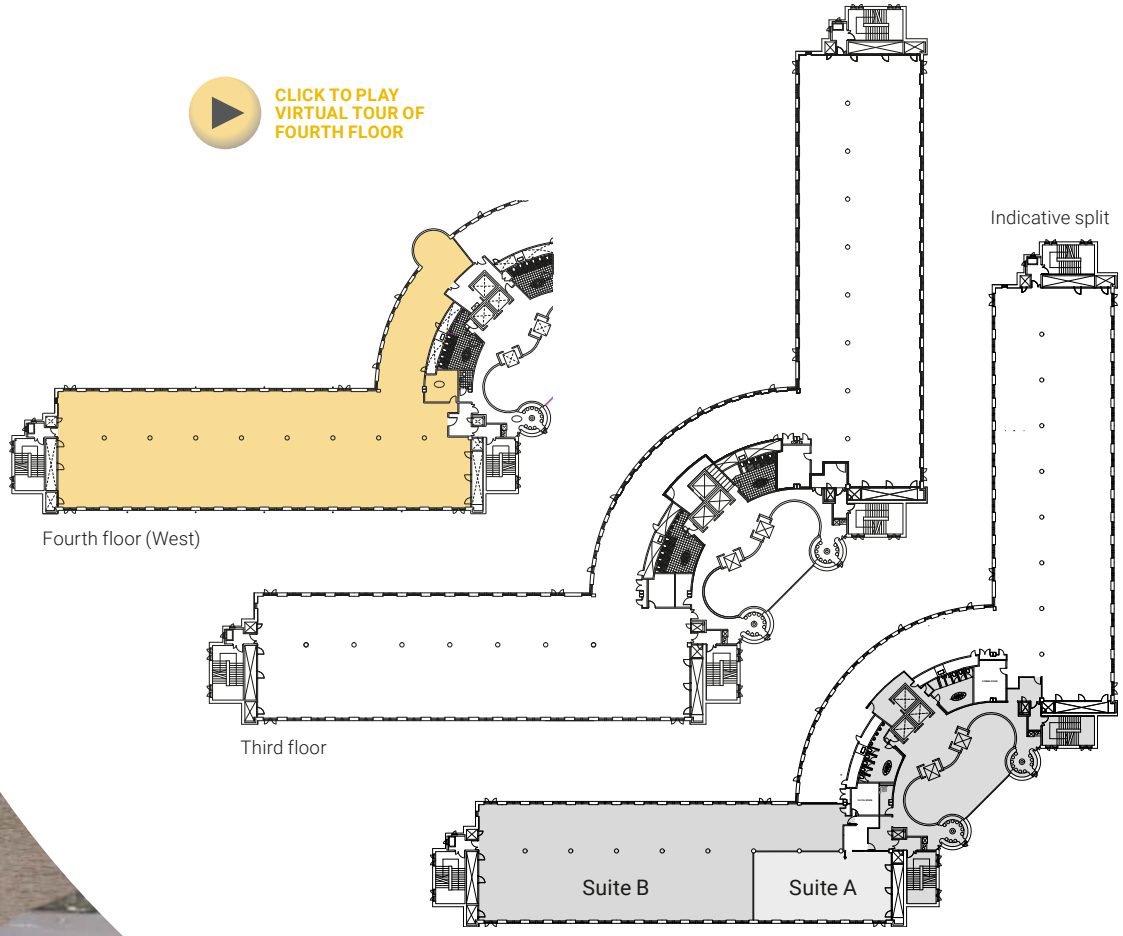
The third floor can be split to accommodate requirements from 6,931 sq ft (804.8 sq m).

The third floor is currently split to provide suites of 8,803 sq ft (817.8 sq m) and 11,121 sq ft (1,033.1 sq m).

Floor & Suite	Sq ft	Sq m
Third (South)	11,121	1,033.1
Third (West) - Suite A	1,732	160.9
Third (West) - Suite B	6,931	643.9
New Fire Lobby	140	13.0
Third Total	**19,924**	**1,850.9**

Example space planning and test-fit/floorplans available on request.

CLICK TO PLAY VIRTUAL TOUR OF FOURTH FLOOR



Fourth floor (West)

Third floor

Third floor - current layout and potential West Wing split

Availability

The suites have been refurbished and are available by way of new effectively FRI leases for a period to be agreed. Third floor South available fully fitted and furnished on a 'plug & play' basis if required.

Service Charge

The leases will include provision for a service charge and estate charge for Temple Quay.

Rent

Details available on request.

Rateable Value

Further information upon request.

EPC

An EPC is available, details available on request.

Fourth floor West

ONE TEMPLE QUAY BRISTOL BS1 6DX

Viewing

For further information please contact the sole agents.

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Important Notice. These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. Subject to contract. AY/Hollister 2501 08/25

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