

# 2 GLASS WHARF

BRISTOL | BS2 0FR

EXCEPTIONAL PART 4TH FLOOR OFFICES  
& PROMINENT GROUND FLOOR UNITS  
3,002 - 8,966 SQ FT TO LET

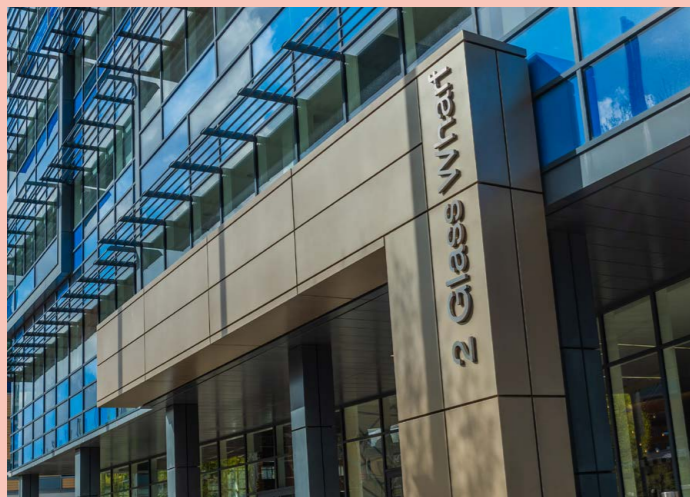
# A STRIKING STATEMENT BUILDING



# GRADE A OFFICE ACCOMMODATION IN THE SOUTH WEST'S BUSINESS CAPITAL

2 Glass Wharf is a prime Grade A headquarters office building overlooking Bristol's historic waterside.

Located within Temple Quarter, the property sits prominently with a south facing, waterside frontage at the heart of Bristol's prime business district, adjacent to Bristol Temple Meads railway station and the new University of Bristol Temple Quarter Campus.



# A DYNAMIC BRISTOL LOCATION

## 2 GLASS WHARF

CASTLE  
PARK



TEMPLE  
QUAY

CABOT  
CIRCUS



FLOATING  
HARBOUR



M32

NEW UNIVERSITY  
OF BRISTOL  
ENTERPRISE  
CAMPUS

⇒ **TEMPLE MEADS**



# WATERSIDE FRONTAGE AT THE CENTRE OF BRISTOL'S PRIME BUSINESS DISTRICT

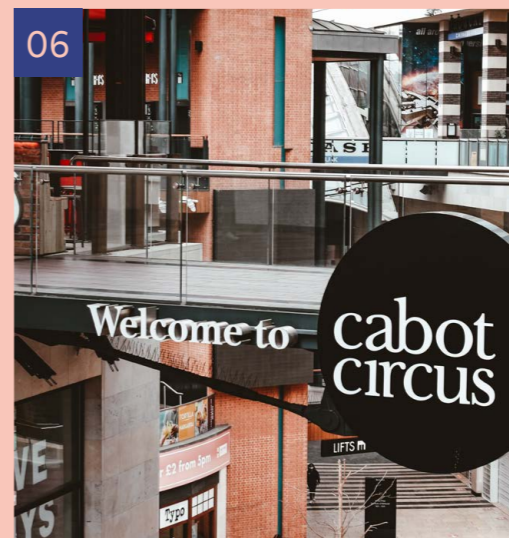
2 Glass Wharf is part of Temple Quarter, a mixed-use development focused on business, with a wide range of nearby amenities.

This property will allow your staff and clients to enjoy all the lifestyle benefits of this prominent south facing waterside location in the bars, cafés and restaurants on the doorstep of 2 Glass Wharf.

The public realm offers high quality open space in a secure, privately managed environment.

In addition to the on-site facilities the property is within very easy walking distance of shops, restaurants and café bars.

- 01 QUEEN SQUARE
- 02 HARBOURSIDE
- 03 HARBOURSIDE
- 04 BRISTOL TEMPLE MEADS TRAIN STATION
- 05 ELECTRIC BIKES & SCOOTER HIRE
- 06 CABOT CIRCUS - SHOPPING

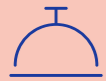


STYLISH  
WELCOMING ENTRANCE

2 Glass Wharf



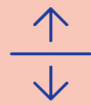
# PART 4TH FLOOR GRADE A SPECIFICATION



Welcoming secure reception area



Fully accessible raised floors



3 ten-person passenger lifts



Single core with two principal access points



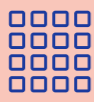
4 pipe fan coil air conditioning system



Basement showers including disabled shower



Highly efficient regular floorplates



Metal-tiled suspended ceilings



BREEAM Rating of 'Excellent'



4 Secure basement car parking spaces with the 4<sup>th</sup> floor suite



LED lighting



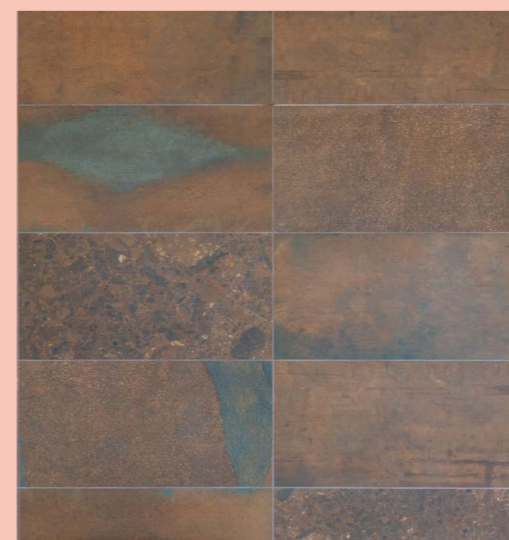
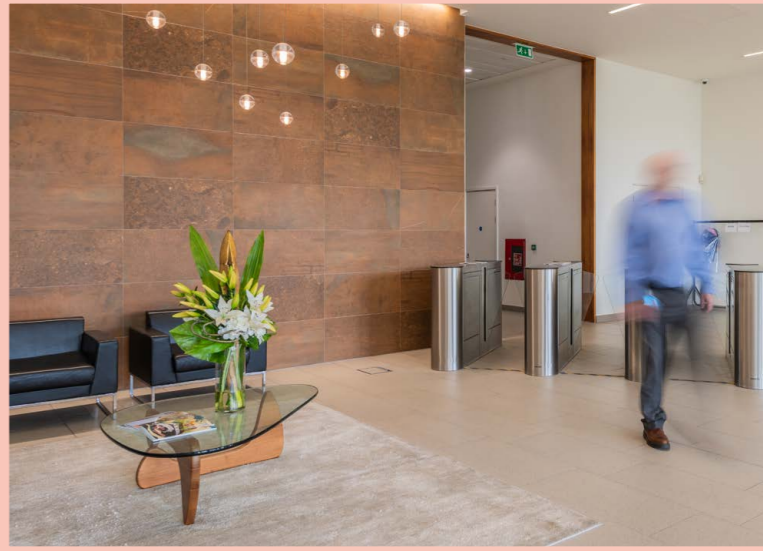
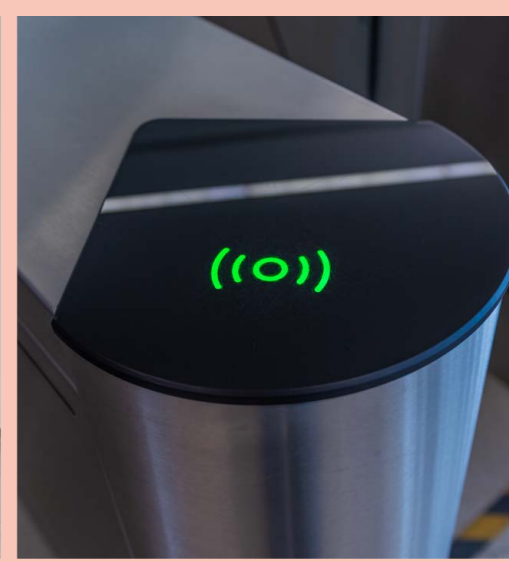
EPC Rating B (35)



Secure basement cycle spaces and allocated motor bike spaces



Office floor to ceiling heights are typically 2.85 m



DESIGNED TO  
MAXIMISE EFFICIENCY  
& FLEXIBILITY



# PART 4TH FLOOR OFFICES & PROMINENT GROUND FLOOR UNITS

The available 4<sup>th</sup> floor suite offers open plan Grade A accommodation in a regular layout offering good flexibility for an occupiers fit out.

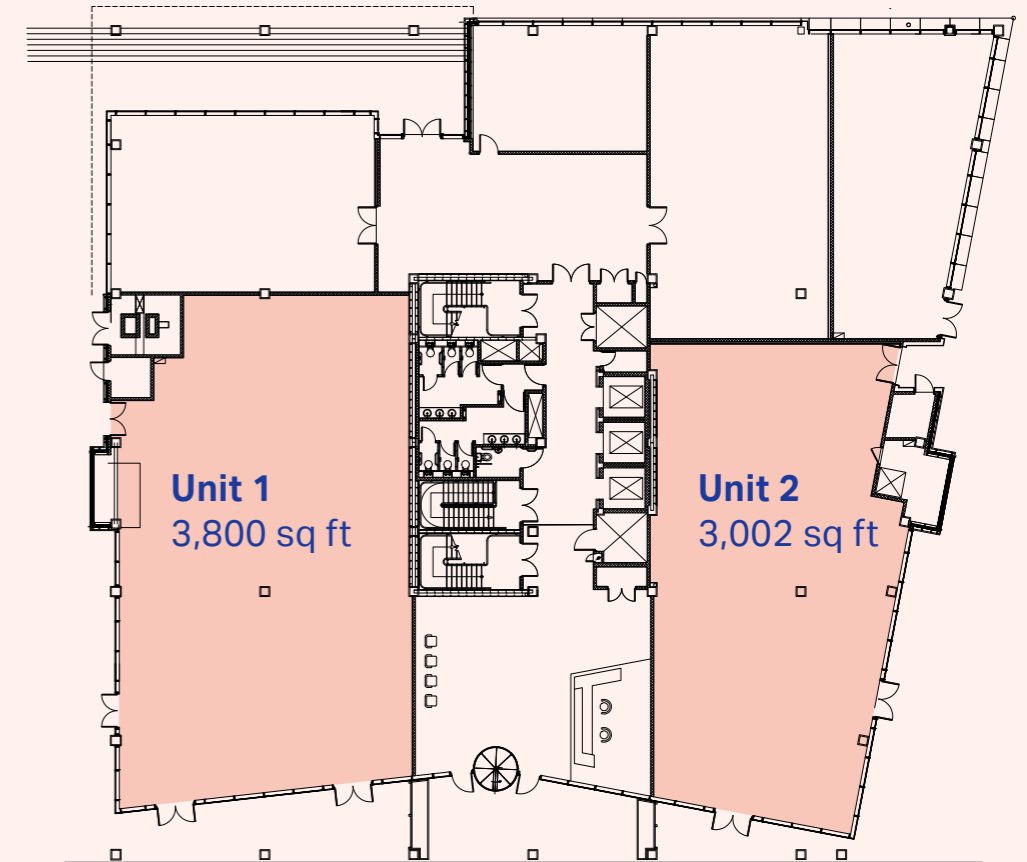
At ground floor level the 2 high profile self-contained units offer potential for a range of uses including office, leisure and retail.

Schedule of available floor areas;

FLOOR	SQ FT	SQ M
Part 4th Floor	8,966	833
Ground Floor Unit 1	3,800	353
Ground Floor Unit 2	3,002	279

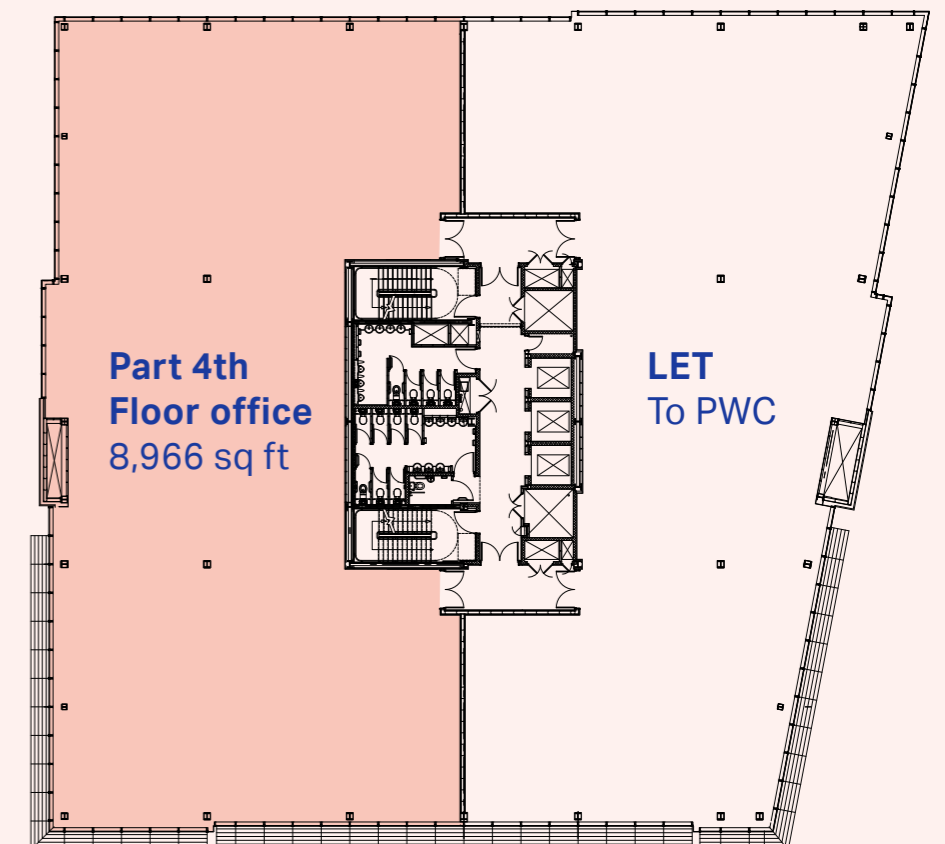
All figures represent approximate net internal floor areas.

## GROUND FLOOR



Floating Harbour

## FOURTH FLOOR



# EXCEPTIONAL VIEWS OVER THE FLOATING HARBOUR



# FANTASTIC CONNECTIONS BY ROAD, RAIL, BIKE AND EVEN WATER TAXI

The property offers fantastic connections by road, rail, bike and even water taxi. You are directly on the Bristol to Bath cycle path and 5 minutes walk from Temple Meads railway station.

## /// PERSON.ABOUT.TOWN

📍 BS2 0FR

### TRAIN FROM TEMPLE MEADS

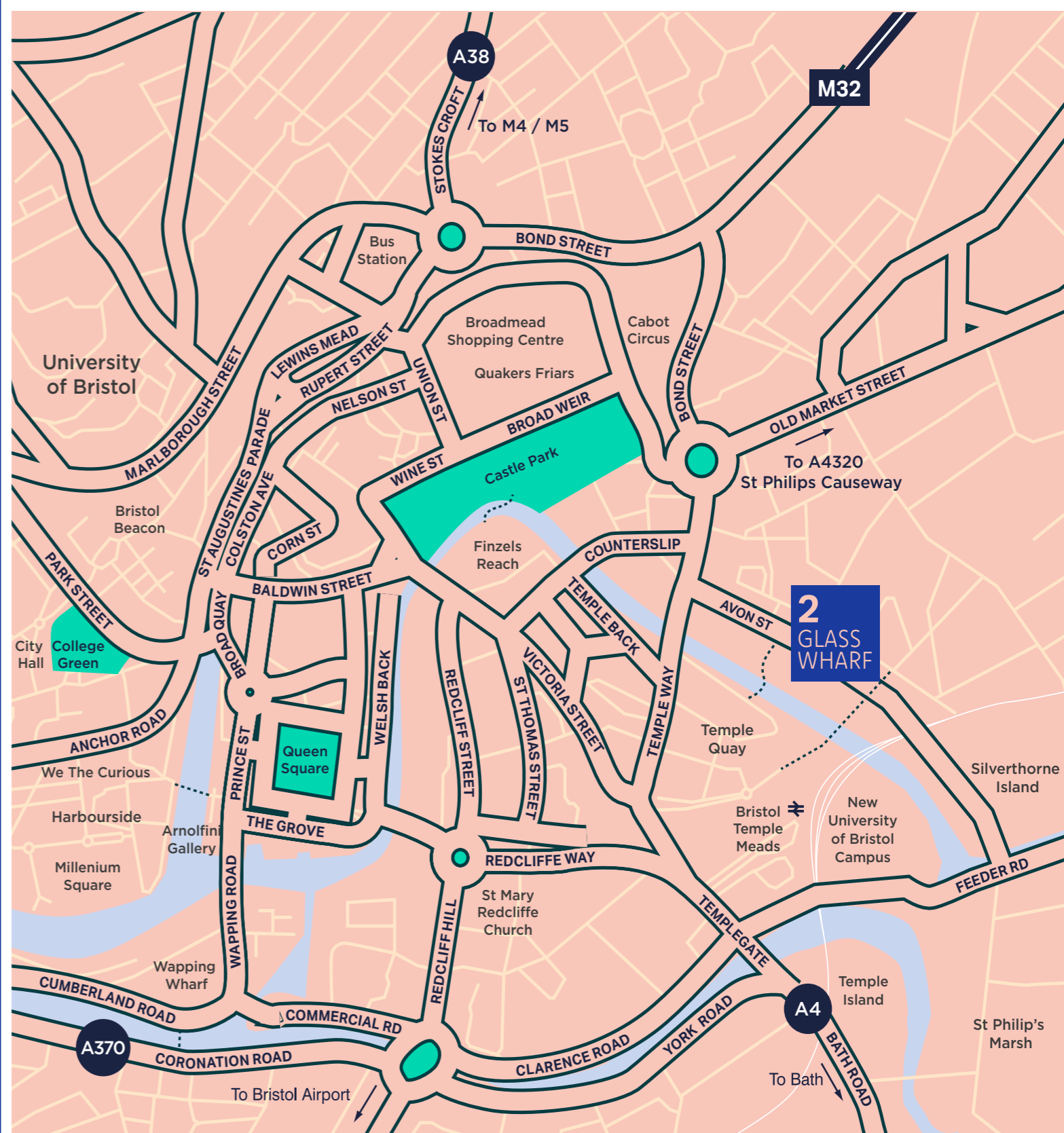


Bristol Parkway	8 mins
Bath Spa	11 mins
Cardiff Central	49 mins
Exeter	56 mins
London Paddington	1 hr 37 mins

### WALK FROM 2 GLASS WHARF



Bristol Temple Meads Station	5 mins
Castle Park	10 mins
Cabot Circus	11 mins
The Galleries	11 mins
Broadmead	13 mins



# GET IN TOUCH FOR FURTHER INFORMATION

# 2 GLASS WHARF

## Terms

The available space is offered by way of new full repairing and insuring leases, direct from the landlord on terms to be agreed.

## Service Charge

Available on request.

## Legal costs

Each party is to be responsible for its own legal costs incurred during any transaction.

## Business rates

Further information is available from the Local Rating Authority, Bristol City Council.

## Anti money laundering

The successful lessee will be required to provide the usual information to satisfy the AML requirements.

## EPC

Available on request.

## VAT

All figures quoted are exclusive of VAT.

## Viewing

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

### Simon Price

Sprice@alderking.com  
07990 891 021

### Tom Dugay

Tdugay@alderking.com  
07974 186 462

### Andy Smith

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07443 983 253

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07977 834 209



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(3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

(4) VAT: The VAT position relating to the property may change without notice.

(5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP and Alder King may be required to establish the identity and source of funds of all parties to property transactions.

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