



One The Square, Temple Quay, Bristol BS1 6DG

TO LET

Refurbished Grade A offices in a prime location

648 - 12,855 Sq Ft
(60 - 1,194 Sq M)

DESCRIPTION

The property comprises a mixed-use building of steel frame construction with five retail units at ground level and office space on three upper floors, including a mezzanine to the first floor. The available space is located on the first floor and mezzanine. The space is to be refurbished to a high standard

- ✓ **Grade A first floor office**
- ✓ **To be fully refurbished**
- ✓ **Open plan layout**
- ✓ **Reception to be fully refurbished**
- ✓ **On site bike and shower facilities**
- ✓ **On site car parking**

LOCATION

The property is well located in the heart of Temple Quay, a thriving business location, within a 2 minute walk of Temple Meads Railway station. Temple Meads provides a regular train service to London Paddington, Cardiff, Birmingham, and the South West. The property also benefits from good road communications, located just off Temple Way which provides access to the M32.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Mezzanine	648	60
First Floor	12,207	1,134
Total	12,855	1,194

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

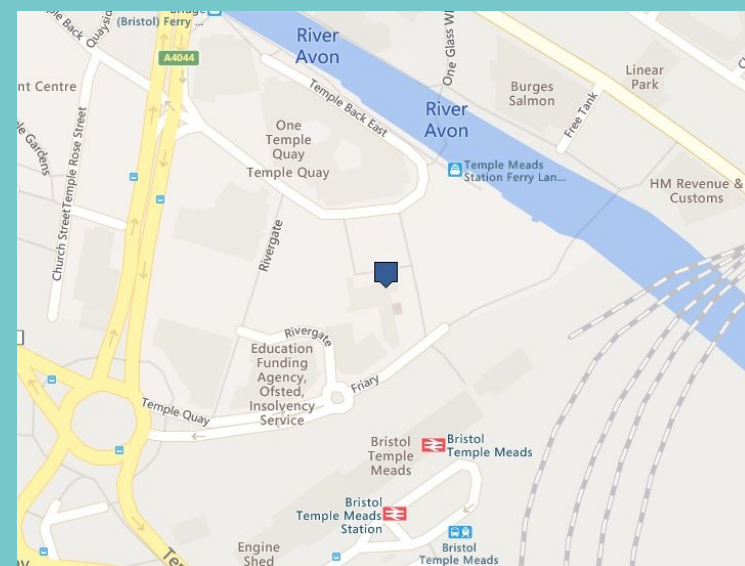
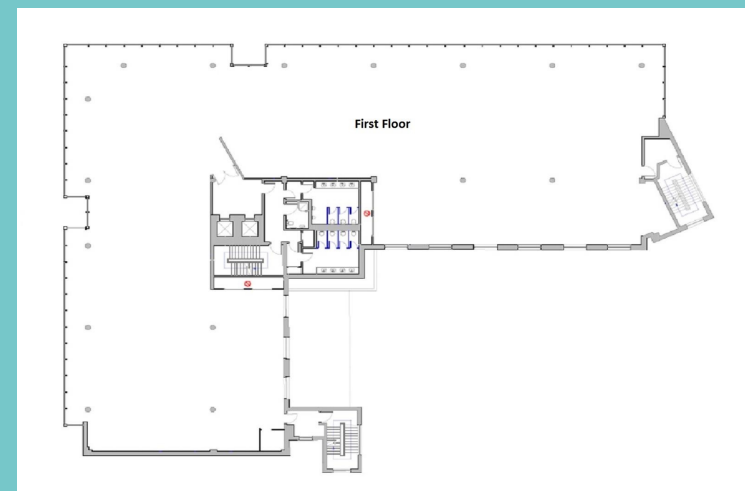
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

EPC

To be reassessed



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