



TEMPLE QUAY | BRISTOL

3,233-16,636 SQ FT OF HIGH QUALITY OFFICE SPACE TO LET



REMODELLED,
REFURBISHED AND
READY FOR BUSINESS

WELCOME TO LINEAR PARK

A landmark building, this high profile six storey office has predominantly glazed elevations providing excellent natural light to the open plan flexible office space inside.

The impressive entrance and reception have been remodelled and refurbished to provide a warm welcome to visitors and staff alike.

- ▶ 3,233 – 16,636 sq ft (approx.)
- ▶ High profile and prominent
- ▶ High quality air conditioned offices
- ▶ Contemporary reception and entrance
- ▶ High quality shower facilities
- ▶ Secure cycle storage
- ▶ 6 car parking spaces
- ▶ Close to Temple Meads station
- ▶ Close to local amenities, including hotels, bars and restaurants



AVAILABILITY

Fifth Floor 7,780 sq ft*

Fourth Floor 8,856 sq ft

Total 16,636 sq ft

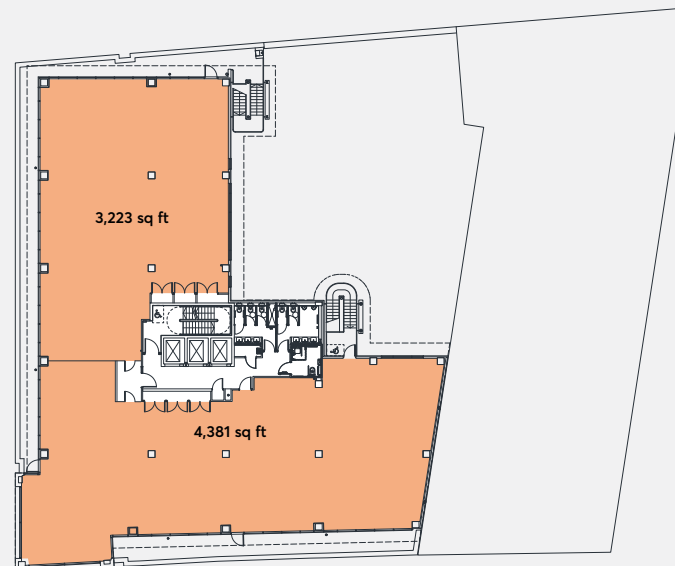
*option to split from 3,223 sq ft



Fourth Floor



Fifth Floor



LIGHT, MODERN,
FLEXIBLE SPACE





SPECIFICATION

- ▶ 4 pipe fan coil air conditioning
- ▶ Full access raised floors
- ▶ Suspended ceilings with LED lighting
- ▶ Male, female and disabled WC's on all floors
- ▶ Shower block and cycle parking
- ▶ Three 10 person passenger lifts
- ▶ Fully fitted options available
- ▶ 6 Car parking spaces



MEET THE NEIGHBOURS

LOCAL OCCUPIERS

- 1 HMRC
- 2 PWC / GRANT THORNTON
- 3 BURGESS SALMON
- 4 ULTRALEAP
- 5 NATWEST
- 6 WOMBLE BOND DICKINSON
- 7 BANK OF IRELAND
- 8 OSBORNE CLARKE
- 9 DELOITTE
- 10 OVO

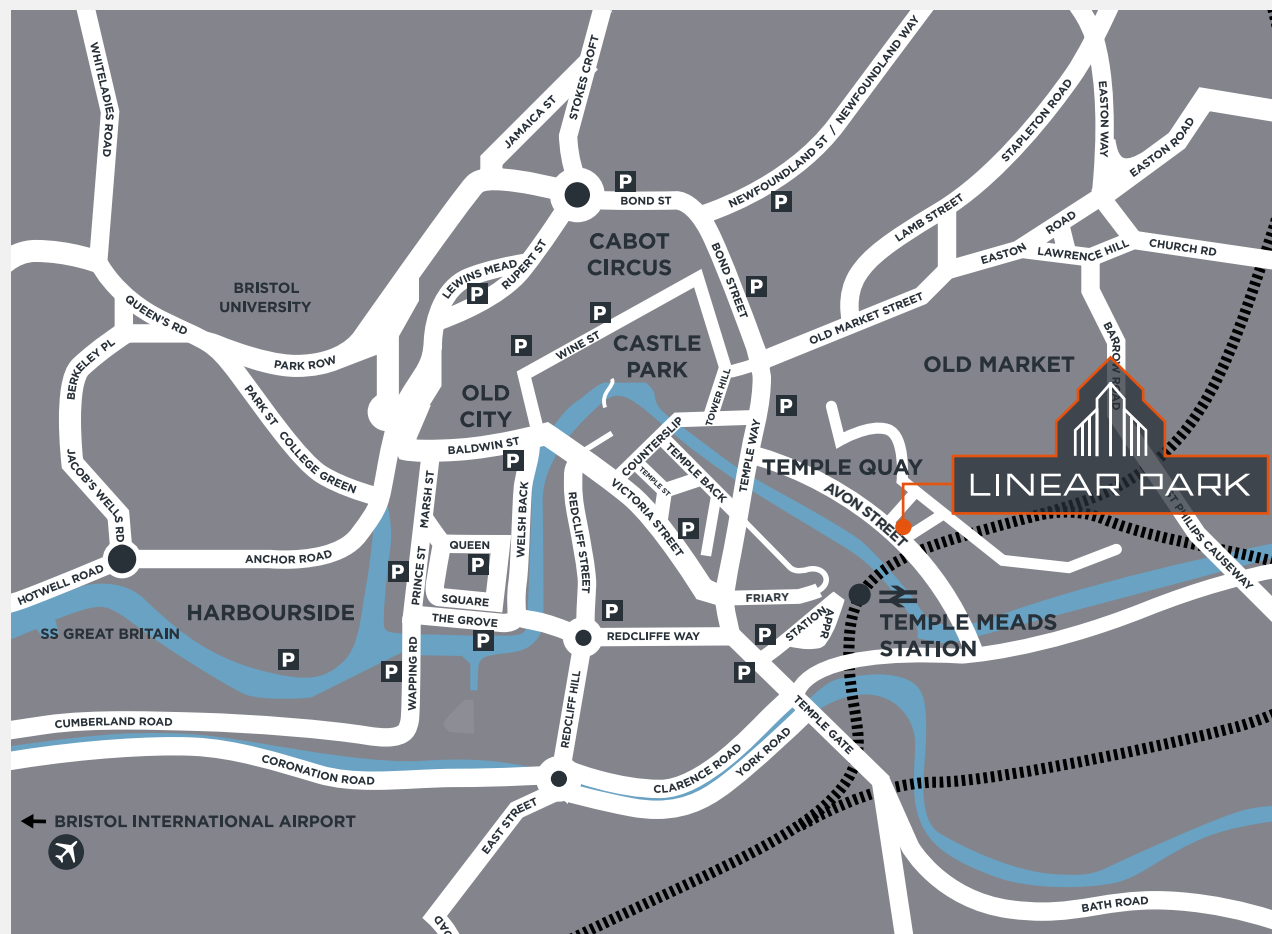
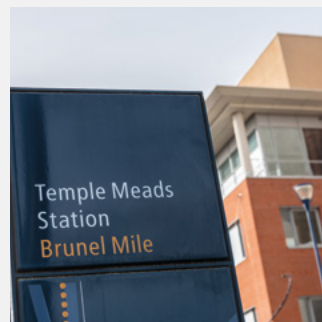
LOCAL AMENITIES

- 1 IBIS HOTEL
- 2 FRISKA
- 3 KNIGHT'S TEMPLAR
- 4 STARBUCKS / PHILPOTTS
- 5 HARTS BAKERY
- 6 NOVOTEL
- 7 HILTON GARDEN INN
- 8 RIVER TAXI
- 9 VEENO WINE BAR
- 10 SPARKS FITNESS / SPOKE & STRINGER
- 11 LEONARDO HOTEL



LOCATION

Linear Park is situated on Temple Quay, close to the mainline railway station of Temple Meads, in close proximity to local amenities such as Friska, Philpotts, Ibis Hotel, street markets, Spoke & Stringer and more within a short walking distance.



CONNECTIONS



ROAD

Bristol International Airport	8 miles
Cardiff	44 miles
Birmingham	91 miles
Heathrow Airport	104 miles
London	122 miles



RAIL

Cardiff	48 mins
Exeter	1 hr 17 mins
Birmingham	1 hr 35 mins
London Paddington	1 hr 35 mins
Heathrow Airport	2 hrs 18 mins



FOOT

Bristol Ferry	Under 1 min
Temple Meads Station	Under 3 mins
Bristol Bus Station	10 mins

Source: AA

linearparkbristol.com



FURTHER INFORMATION

TENURE:
Leasehold.

RENT:
Upon application.

EPC:
B.

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