

# TEMPLE CIRCUS

BRISTOL | BS1 6HG

55,840 SQ FT OF FLEXIBLE WORKSPACE  
IN BRISTOL'S TEMPLE QUARTER



# WELCOMING

DESIGNED TO IMPRESS, THE NEW  
DOUBLE HEIGHT RECEPTION AND  
BUSINESS LOUNGE CREATE AN  
OUTSTANDING ENTRANCE.



CONCIERGE SERVICE AND RECEPTION TEAM



MEETING & GREETING

COMMUNAL BUSINESS LOUNGE



# SCHEDULE OF AREAS

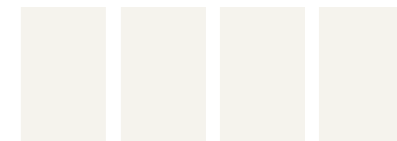
	SQ FT	SQ M
SIXTH	7,860	730.2
FIFTH	13,961	1,297.0
FOURTH	14,087	1,308.7
THIRD	14,083	1,308.4
SECOND	NOW LET	
GROUND	5,850	543.5
<b>TOTAL</b>	<b>55,840</b>	<b>5,187.8</b>

THE SPACE PLANS ILLUSTRATED PROVIDE FIXED WORKSTATIONS, HOT DESKING, AND COLLABORATION AREAS. EMPLOYEE WELLBEING IS PRIORITISED WITH DESIGNATED SPACES FOR RELAXATION, INDIVIDUAL FOCUS AND INFORMAL GATHERINGS.

HIGH DENSITY - FULL DEMISE	
Workstations (1400mm wide)	130
Reception	1
Hot Desking Spaces	2
Teapoint / Breakout Areas	1
Collaboration / Brainstorm Areas	7
Focus Spaces	7
Meeting rooms/pods	6
Tea Stations	2
Wellness Areas	1

LOW DENSITY - SPLIT DEMISE A	
Workstations (1400mm wide)	64
Reception	1
Hot Desking Spaces	2
Teapoint / Breakout Areas	1
Collaboration / Brainstorm Areas	5
Focus Spaces	3
Meeting rooms/pods	5
Tea Stations	1
Wellness Areas	1

LOW DENSITY - SPLIT DEMISE B	
Workstations (1400mm wide)	38
Hot Desking Spaces	2
Teapoint / Breakout Areas	1
Collaboration / Brainstorm Areas	5
Focus Spaces	3
Meeting rooms/pods	4
Wellness Areas	1
Private Office	1





WiredScore  
GOLD



# SPECIFICATION



EPC A  
ON OFFICE FLOORS



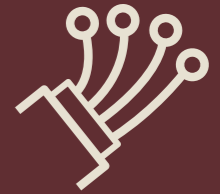
TERRACE TO  
6TH FLOOR



COMMUNAL  
BUSINESS LOUNGE



EFFICIENT VRF HEATING  
AND COOLING  
DESIGNED ON 1:8 SQ M



FIBRE CONNECTIVITY



NET ZERO CARBON  
IN OPERATION



163 BIKE SPACES



3 HIGH SPEED  
PASSENGER LIFTS  
+ 2 FIRE LIFTS



LED LIGHTING



SECURE PARKING  
1:3,065 SQ FT



80 LOCKERS



9 SHOWERS



FRESH AIR HANDLING



RAISED ACCESS FLOOR  
UP TO 100MM



EXPOSED SERVICES



**163 SECURE**  
CYCLE SPACES



**80 KEYPAD**  
SECURITY LOCKERS



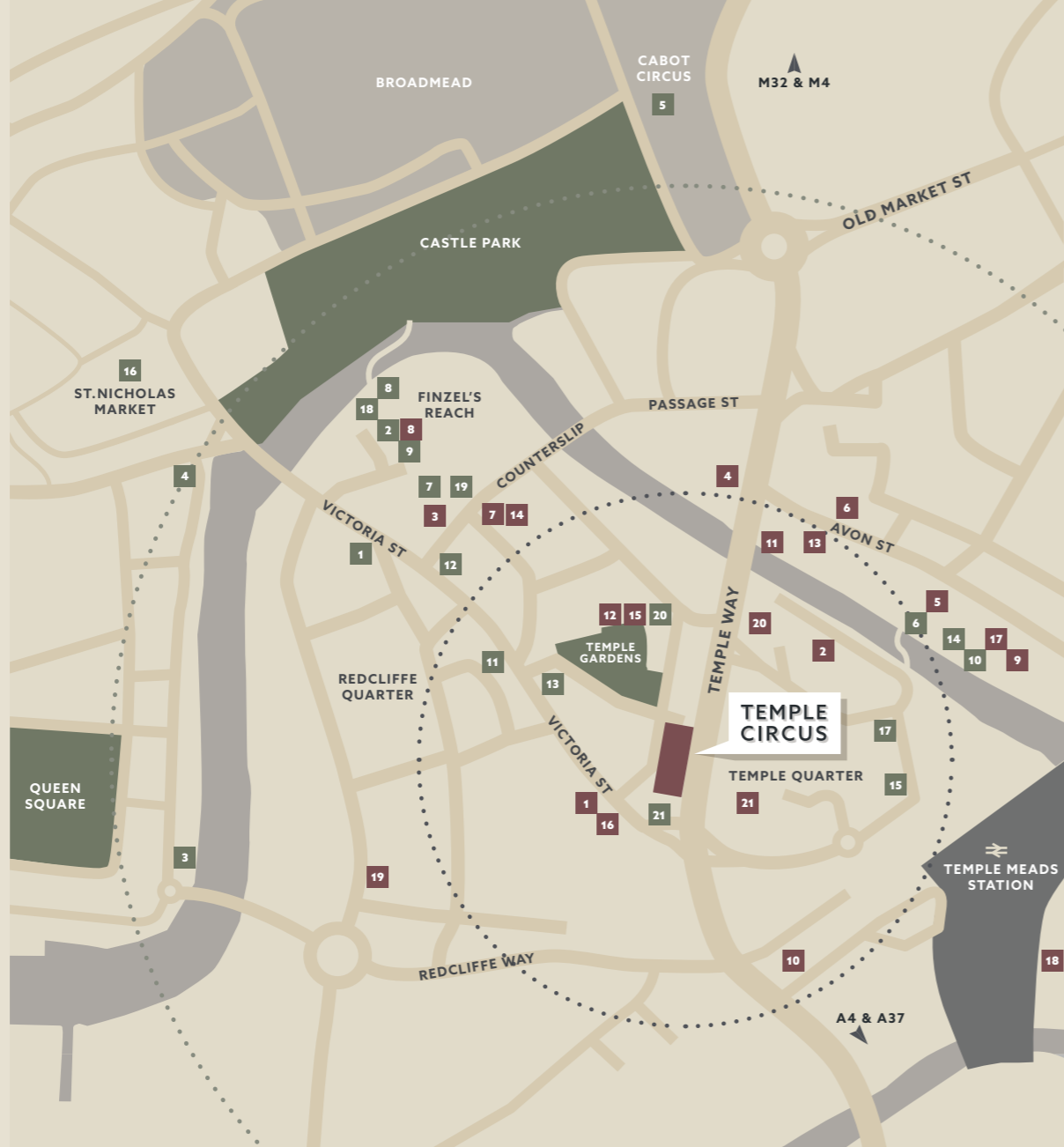
**9 PURPOSE BUILT**  
SHOWER FACILITIES

# REFRESHING

CYCLING, RUNNING OR WALKING?  
HOWEVER YOU ARRIVE AT TEMPLE CIRCUS,  
EXCELLENT FACILITIES PROVIDE EVERYTHING  
YOU NEED TO KICK START YOUR DAY



FROM LUNCHTIME DINING TO AFTER-WORK SOCIALISING, COFFEE TO GO, DESIGNER SHOPPING AND FRESH FOOD MARKETS, A RANGE OF AMENITIES ARE CLOSE BY.



BARISTAS COFFEE COLLECTIVE	1
BOCABAR	2
BOX HALL (OPENING 2026)	3
BREW DOG	4
CABOT CIRCUS	5
DOUBLE PUC	6
FINZELS REACH MARKET	7
LEFT HANDED GIANT	8
LE VIGNOBLE	9
MARCO'S OLIVE BRANCH	10
PHILPOTTS	11
PRET A MANGER	12
SMALL GOODS	13
SPICER & COLE	14
STARBUCKS	15
ST NICHOLAS MARKET	16
TEMPLE QUAY FOOD MARKET	17
THE WELLHEAD	18
VEENO	19
CRESCENT CAFÉ	20
SOLINA	21

FINANCIAL INSTITUTIONS, PROFESSIONAL ORGANISATIONS AND GOVERNMENT DEPARTMENTS HAVE ALL SETTLED IN THE TEMPLE QUARTER DISTRICT.

1	ARUP	8	CHANNEL 4	15	OVO
2	BANK OF IRELAND	9	HMRC	16	DOJO
3	BBC STUDIOS	10	ENGINE SHED	17	PWC
4	BT	11	MCCANN	18	UNIVERSITY OF BRISTOL
5	BURGES SALMON	12	MICHAEL PAGE	19	MAYORAL COMBINED AUTHORITY
6	CANADA LIFE	13	NATWEST	20	WOMBLE BOND DICKINSON
7	DELOITTE	14	OSBORNE CLARKE	21	AECOM



**COMMUTING**  
A SHORT WALK TO BRISTOL'S RAIL AND BUS NETWORKS

BATH SPA	20 mins
CARDIFF CENTRAL	50 mins
LONDON PADDINGTON	1 hr 22 mins
BIRMINGHAM NEW STREET	1 hr 24 mins

**3 MINUTE WALK TO TEMPLE MEADS**



**SOCIALISING**  
A VARIETY OF CAFÉS, COFFEE SHOPS AND BARS WITHIN A FEW MINUTES WALK

**DINING**  
YOU WILL NEVER BE SHORT OF A PLACE TO STOP AND FILL UP ON WHOLESOME, LOCALLY-SOURCED FOOD



# CONNECTING

**CYCLING**  
EASY ACCESS TO BRISTOL'S EXTENSIVE CYCLE ROUTES



**WELLBEING**  
A POCKET OF GREEN SPACE ON YOUR DOORSTEP, PERFECT FOR A CALMING BREAK OR OUTDOOR EXERCISE CLASS



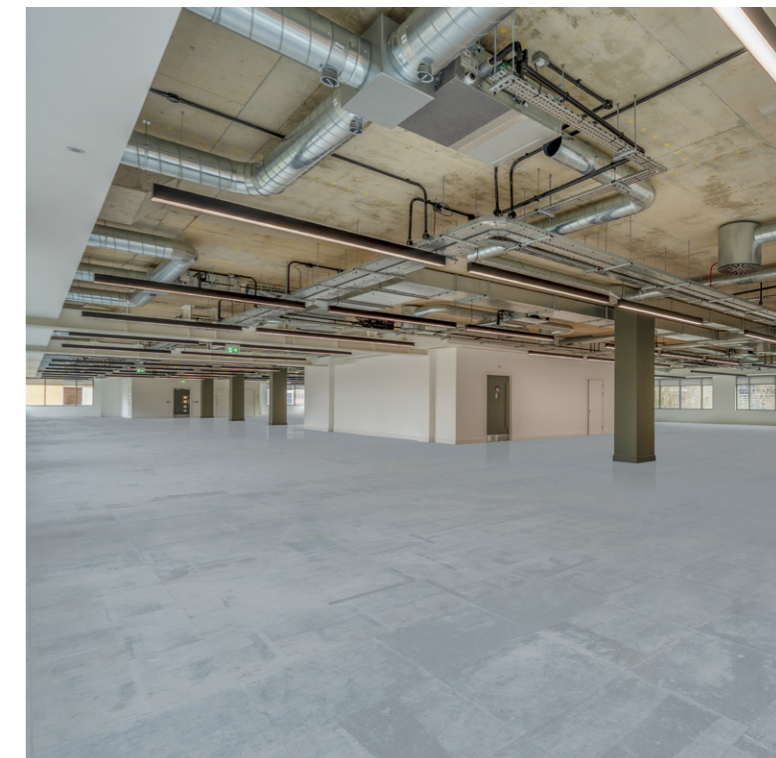
EXPOSED SERVICES  
AND FEATURE LED LIGHTING



100MM RAISED FLOOR ACCESS

**ACCOMMODATING**

SPACIOUS OPEN PLAN FLOORS  
PROVIDE LAYOUT FLEXIBILITY  
TO CREATE THE PERFECT WORK SPACE  
FOR COLLABORATING.



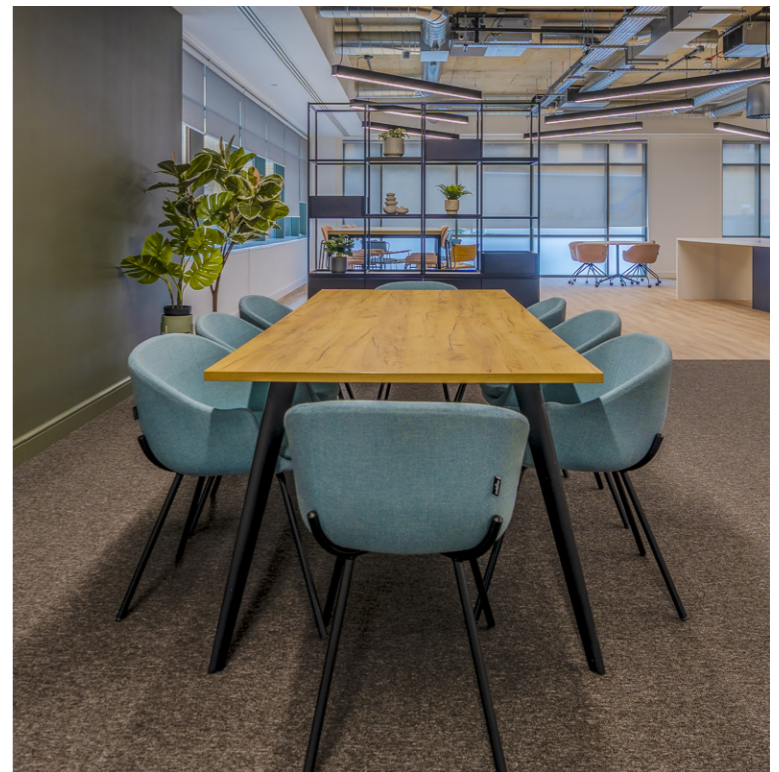


# READY TO GO\*



**5,850 SQ FT (544 SQM)  
OF VIBRANT, FULLY FITTED  
GROUND FLOOR SPACE  
- READY TO OCCUPY\***

*\*Subject to cabling and data requirements*





**PART GROUND FLOOR  
MEETING ROOM**



**PART GROUND FLOOR  
TEA STATION &  
BREAKOUT AREA**



**PART GROUND FLOOR  
FITTED WORKSTATION LAYOUT**

## LEASE

NEW EFFECTIVELY FULL REPAIRING  
AND INSURING LEASES BY WAY OF  
A SERVICE CHARGE ARE AVAILABLE  
DIRECT FROM THE LANDLORD

## RENT

QUOTING £39.50 PSF

## EPC

EPC A ON OFFICE FLOORS

[www.templecircusbristol.co.uk](http://www.templecircusbristol.co.uk)

For further information, please contact the joint agents



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