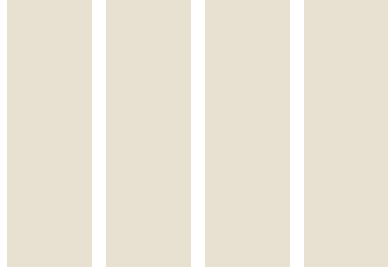


TEMPLE CIRCUS

B R I S T O L | B S 1 6 H G

48,500 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

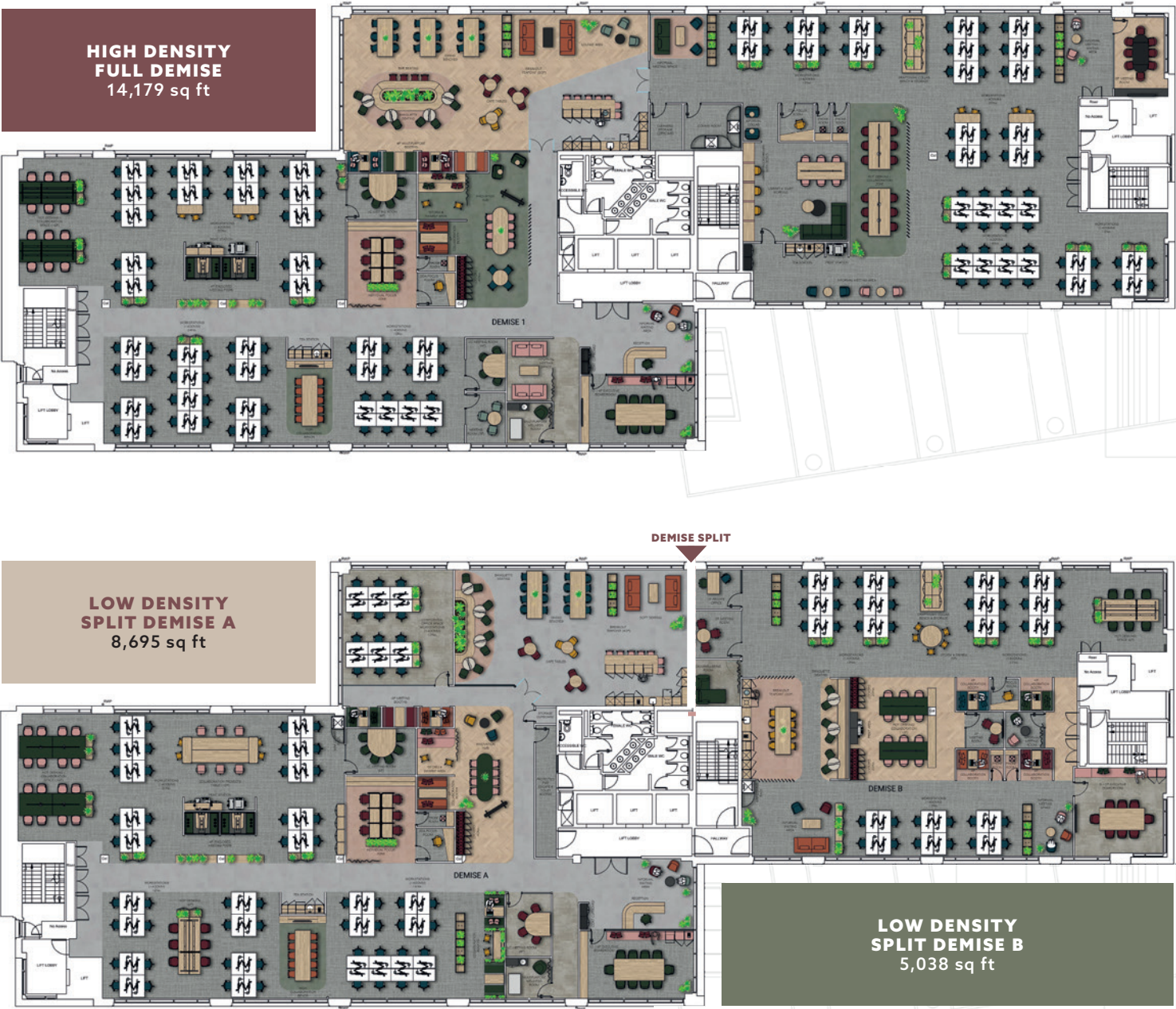
	SQ FT	SQ M
SIXTH	7,851	729.4
FIFTH	13,860	1,287.6
FOURTH	14,179	1,317.3
THIRD	14,179	1,317.3
PART GROUND	6,015	558.8
TOTAL	48,552	4,510.7

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



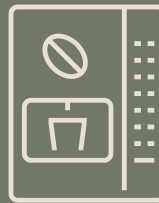
SPECIFICATION



EPC B



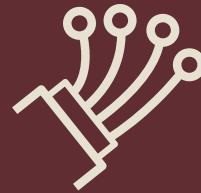
TERRACE TO
6TH FLOOR



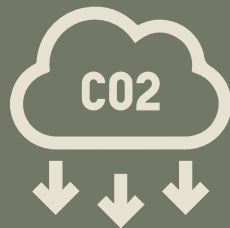
COMMUNAL
BUSINESS LOUNGE



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
BASEMENT PARKING
RATIO 1:3,065 SQ FT



80 LOCKERS



9 SHOWERS



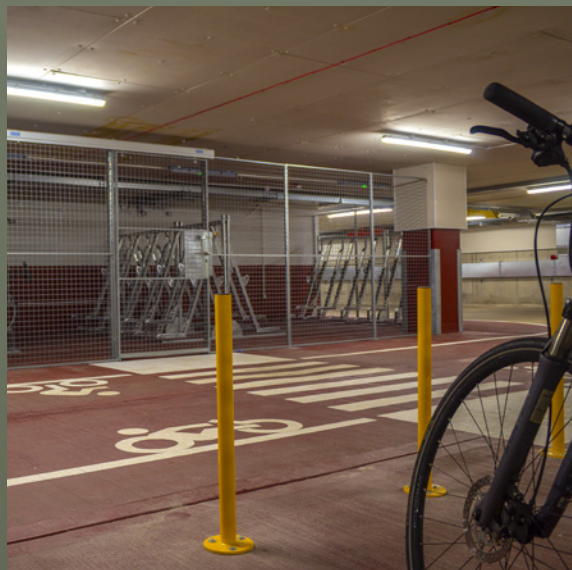
FRESH AIR HANDLING



RAISED ACCESS FLOOR
UP TO 100MM



EXPOSED SERVICES



163 SECURE
CYCLE SPACES



80 KEYPAD
SECURITY LOCKERS

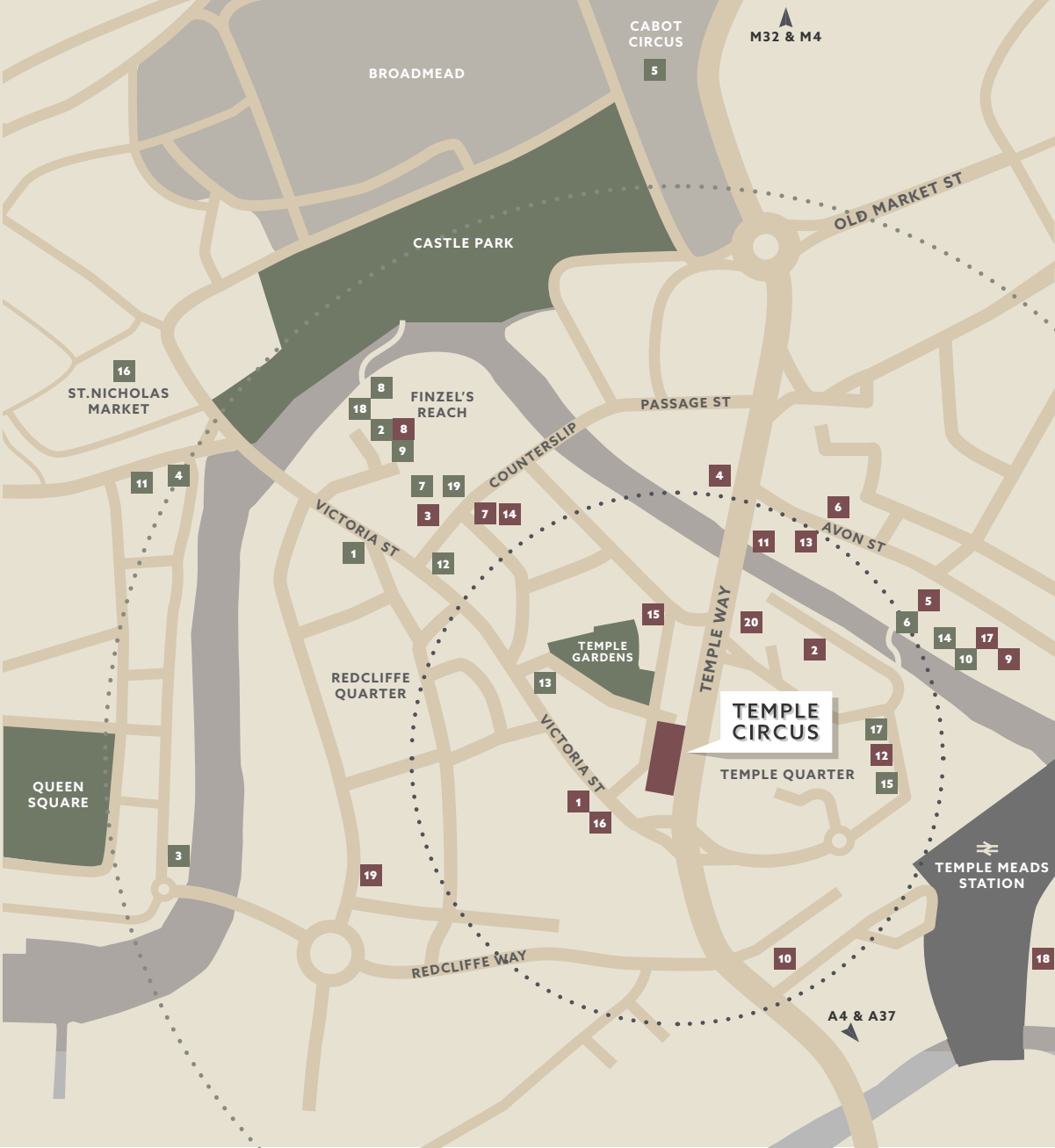
REFRESHING

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



9 PURPOSE BUILT
SHOWER FACILITIES

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 2025)	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
SANDWICH SANDWICH	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

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	ENGINE SHED	16	PAYMENTSSENSE
3	BBC STUDIOS	10	HMRC	17	PWC
4	BT	11	MCCANN	18	UNIVERSITY OF BRISTOL
5	BURGES SALMON	12	MICHAEL PAGE	19	WECA
6	CANADA LIFE	13	NATWEST	20	WOMBLE BOND DICKINSON
7	DELOITTE	14	OSBORNE CLARKE		



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

CONNECTING

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

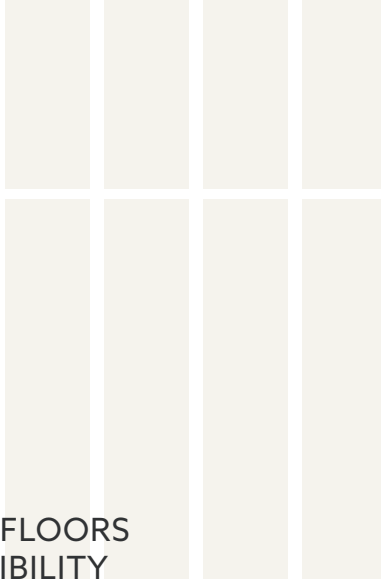


SOCIALISING
A VARIETY OF CAFÉS, COFFEE SHOPS AND BARS WITHIN A FEW MINUTES WALK





**EXPOSED SERVICES
AND FEATURE LED LIGHTING**



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

100MM RAISED FLOOR ACCESS

ACCOMMODATING

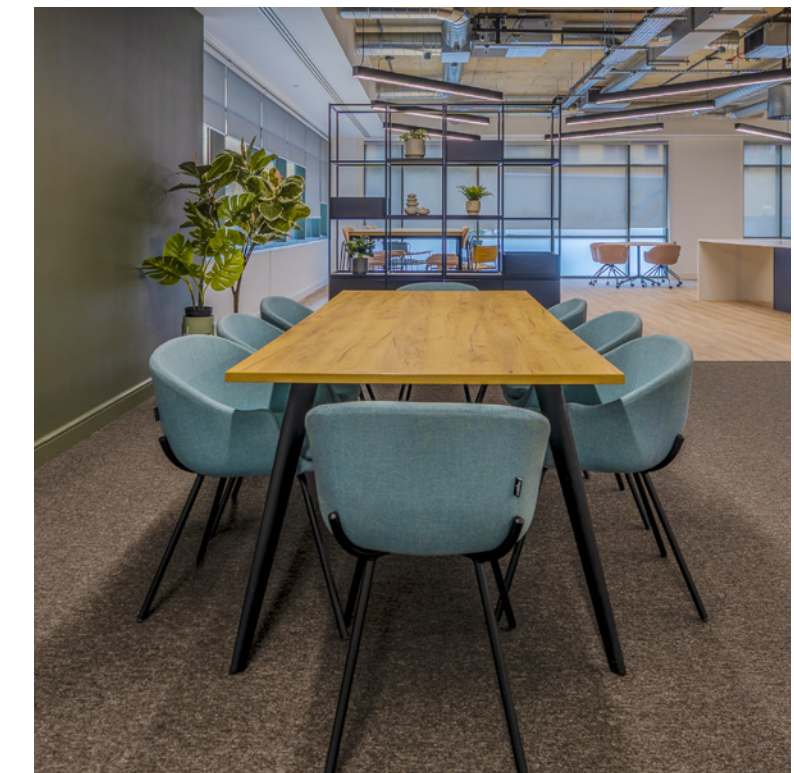
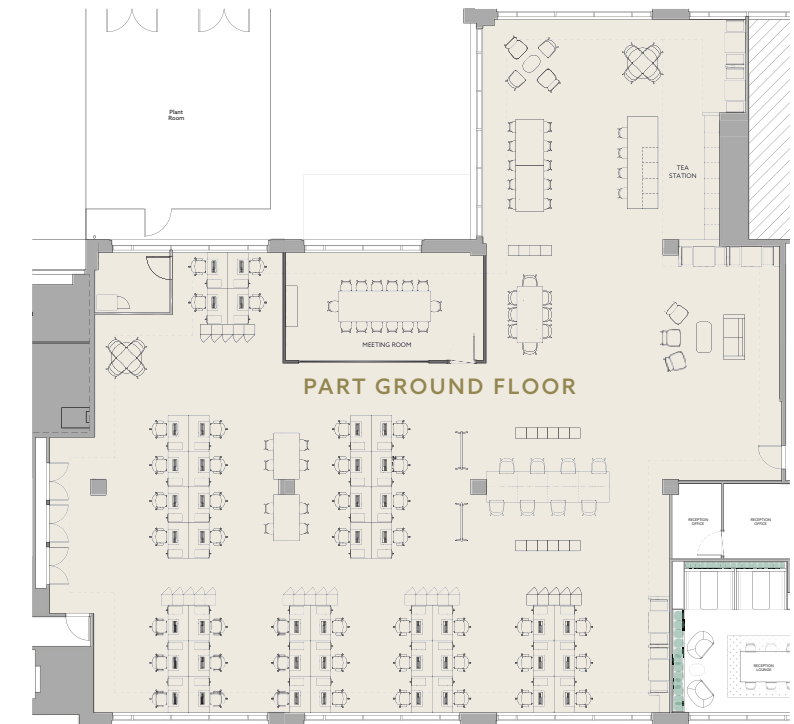




READY TO GO*

6,015 SQ FT (559 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

UPON APPLICATION

EPC - B

www.templecircusbristol.co.uk

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IMPORTANT NOTICE: These particulars are intended only as a guide and must not be relied upon as a statement of fact. They are not intended to constitute any part of an offer or contract and all plans, floor area and diagrams should be treated strictly for guidance only and are not to scale. Designed and produced by Sprague Gibbons Ltd | 0117 956 6777. June 2025.