



To Let

Part 5th floor and Part 7th floor, high quality office accommodation within the Temple Quay central business district. Available on a fully fitted basis or ready to fit by way of sublease.

- Well located, waterfront property
- Close to Temple Meads Train Station
- Fully fitted with reception, meeting rooms and modern, open plan office accommodation
- Recently refurbished common parts and amenity
- 24/7 concierge
- Suspended ceilings with LED lighting
- Raised floors
- Air conditioning
- 1:1,272 sq ft parking ratio

3 Temple Quay

Temple Back East
Temple Quay
Bristol
BS1 6DZ

Pt 5F – 5,045 sq ft / 468.69 sq m

Pt 7F – 6,400 sq ft / 594.57 sq m

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Summary

Available Size	11,445 sq ft / 1,063.26 sq m
Rent	Rent on application
Service Charge	£13.99 per sq ft
Terms	Sublease
EPC	D (77)

Accommodation

The accommodation comprises the following approximate NIA areas:

Name	sq ft	sq m	Availability
Pt 5F	5,045	468.69	Available
Pt 7F	6,400	594.57	Available
Total	11,445	1,063.26	

Description

The suites are currently available fully fitted or ready to fit on a sublease basis however consideration will be given to stripping out the space if preferred. The headleases run until November 2032 and a new sublease is to be granted for a term to be agreed.

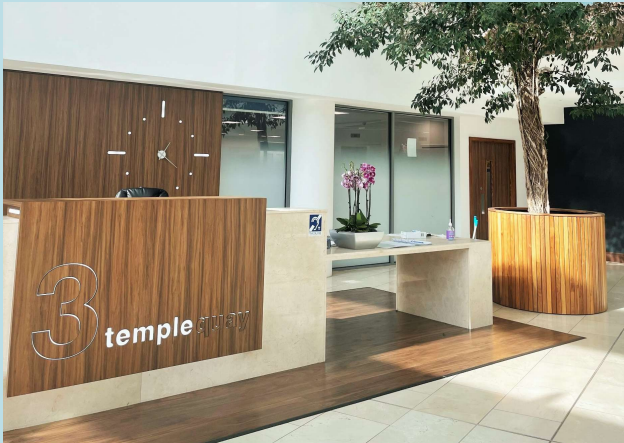
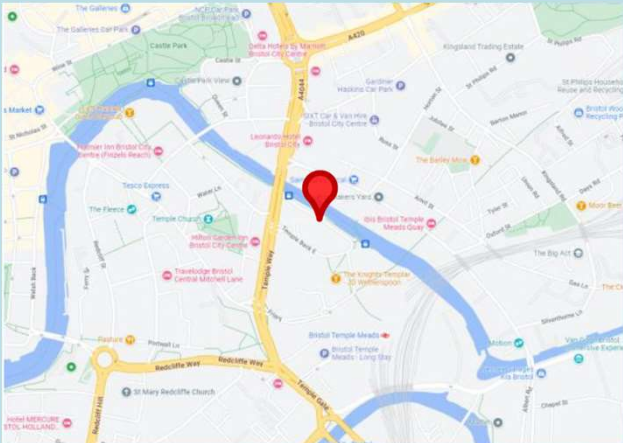
They are configured to offer a mix of open plan office space, individual meeting rooms, break out areas and a reception. Available fully fitted, benefitting from views across the river.

The building itself offers a bright, recently refurbished atrium, 24/7 concierge service, four lifts and toilets on each floor, plus new shower block and new lockers.

The Part 5th Floor suite benefits from four allocated parking spaces and the Part 7th Floor suite benefits from five allocated parking spaces.

Location

3 Temple Quay provides easy access to both rail and road connections. Bristol Temple Meads Station is just a short 2-minute walk away and Temple Way provides direct access onto the M32.

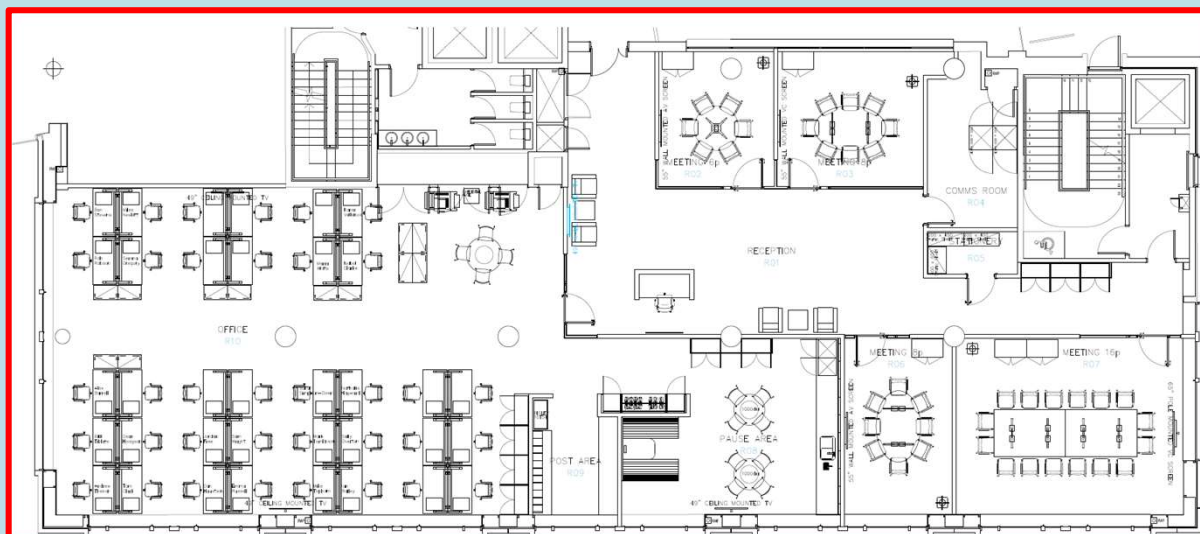


Part 5th Floor and Part 7th Floor, 3 Temple Quay

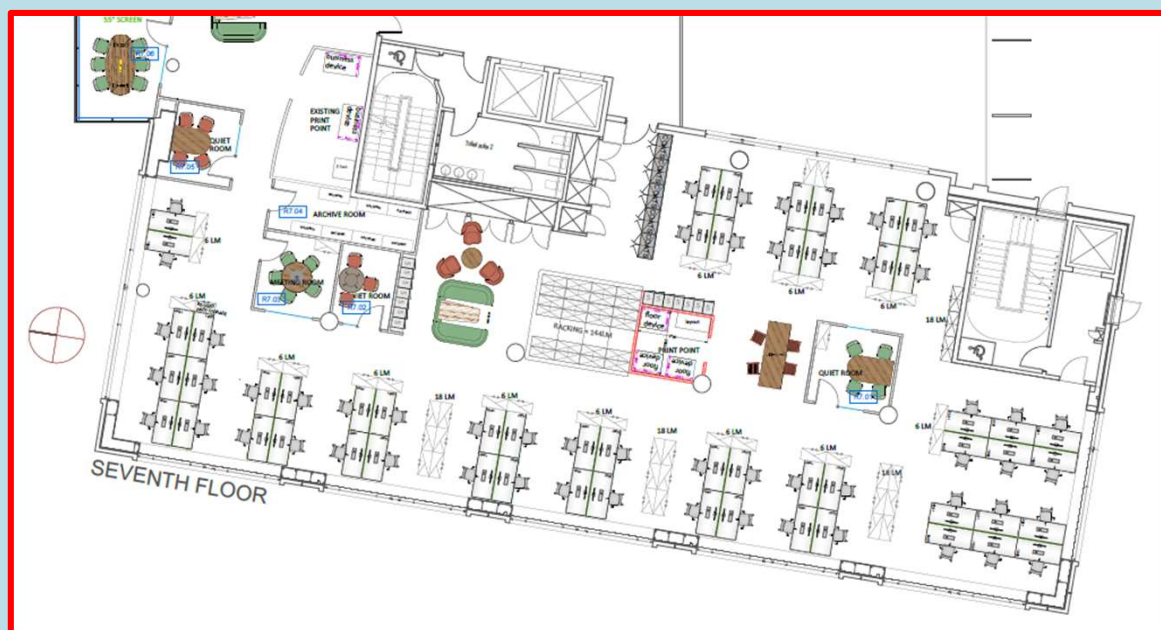
Temple Back East, Bristol, BS1 6DZ



Part 5th Floor Existing Fit Out Plan*



Part 7th Floor Existing Fit Out Plan*



*Plans are broadly indicative of current layout; some changes may have been made.

