

# Assembly Bristol.

Temple Way, Bristol, BS2 0JJ



## To Let

**950 to 61,000 sq ft**  
**(88.26 to 5,667.09 sq m)**

**£44 - £195 per sq ft Rent comment**

Summary text

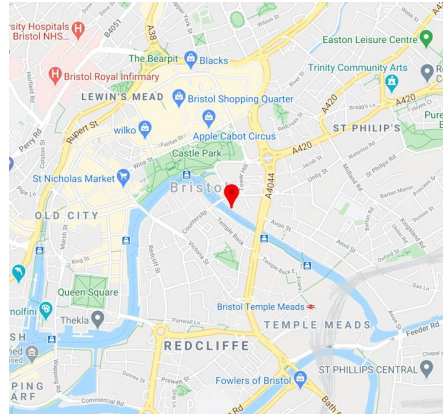
New development totalling  
300,000 sq ft of mixed use  
space.....

- A range of building sizes totaling 300,000 sq ft of new development
- Grade A office space in a prime city centre location
- Offices of up to 200,000 sq ft available to prelet in single building
- Extensive waterside spaces, rooftop gardens and private terraces
- 5 minutes walk to Bristol Temple Meads Train Station

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**RPS** Regional  
Property  
Solutions



## Summary

Available Size	950 to 61,000 sq ft / 88.26 to 5,667.09 sq m
Rent	£44 - £195 per sq ft Rent comment
Service Charge	£12 per sq ft Service charge comment
Car Parking	£45 per space / annum Parking rent comment
Estate Charge	£42 per sq ft Estate charge comment
EPC	A+ (22)

## Description

Description text

Assembly will create a new destination for Bristol and a new type of people-friendly workspace. The plan draws from the character and context of the site, integrating it into the city.

Public realm is at the heart of Assembly. Extensive waterside spaces, rooftop gardens and a mix of indoor and outdoor amenities make this a thriving centre for work and wellbeing. With its timeless, honest architecture and sustainable design, the development is made for the future.

Assembly will provide large, flexible and efficient floorspace with building sizes ranging up to 300,000 sq ft. Building A offers the opportunity for a single office of up to 200,000 sq ft, with typical floors of 23,000 sq ft. Its impressive energy efficiency (BREEAM) rating keep running costs low, whilst smart engineering adds to its future-proof design.

## Location

Location text

Assembly is a new landmark development located on Bristol's famous Floating Harbour and within 5 minutes' walk of Temple Meads Station, Cabot

Circus retail district and the historic city centre. Famed for its quality of living, Bristol has one of the highest employment rates in the country. By 2018 journeys to London will take as little as 1hr 20 thanks to an upgraded Great Western Railway. The development also sits within Bristol Temple Quarter, one of the UK's largest urban regeneration projects.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Lower Ground - aw	1,230	114.27	Available
Ground	1,800	167.23	Available
<b>Total</b>	<b>3,030</b>	<b>281.50</b>	

## Specification

Specifications text

## Viewings

Viewings text

## Terms

Terms text

## Energy Certificate Performance

Test

## All enquiries

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