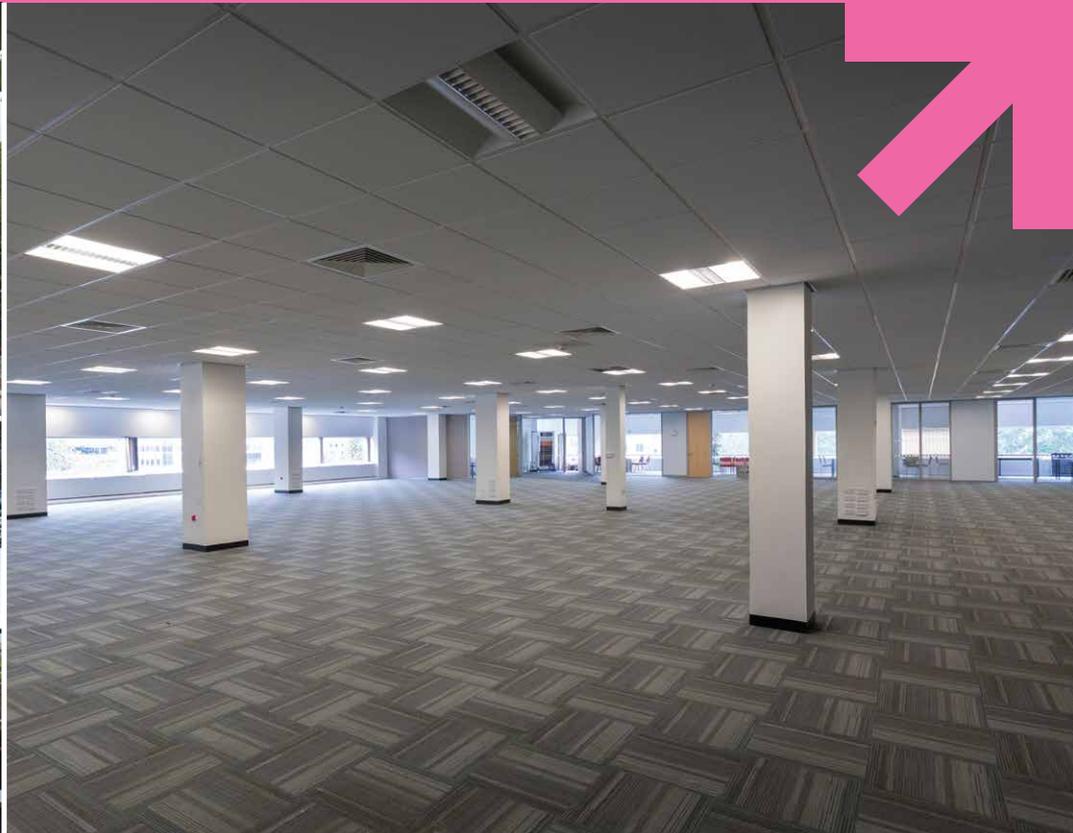


4TH FLOOR space

1 TempleWay BRISTOL BS2 0BY



To Let

10,789 sq ft (1,002.32 sq m) of open plan, refurbished office accommodation with parking

1 Temple Way occupies a dominant position at the junction of Temple Way and Old Market in the heart of Bristol city centre. Cabot Circus Shopping Centre, Temple Meads railway station and Temple Quay are all within easy walking distance whilst there is swift access to the M32 Motorway and thence to the national motorway network.

The building has a large and impressive double height entrance hall with twin passenger lifts to all floors. Secure car parking and a staff entrance is located towards the rear of the building, along with a secondary lift core including a goods lift.

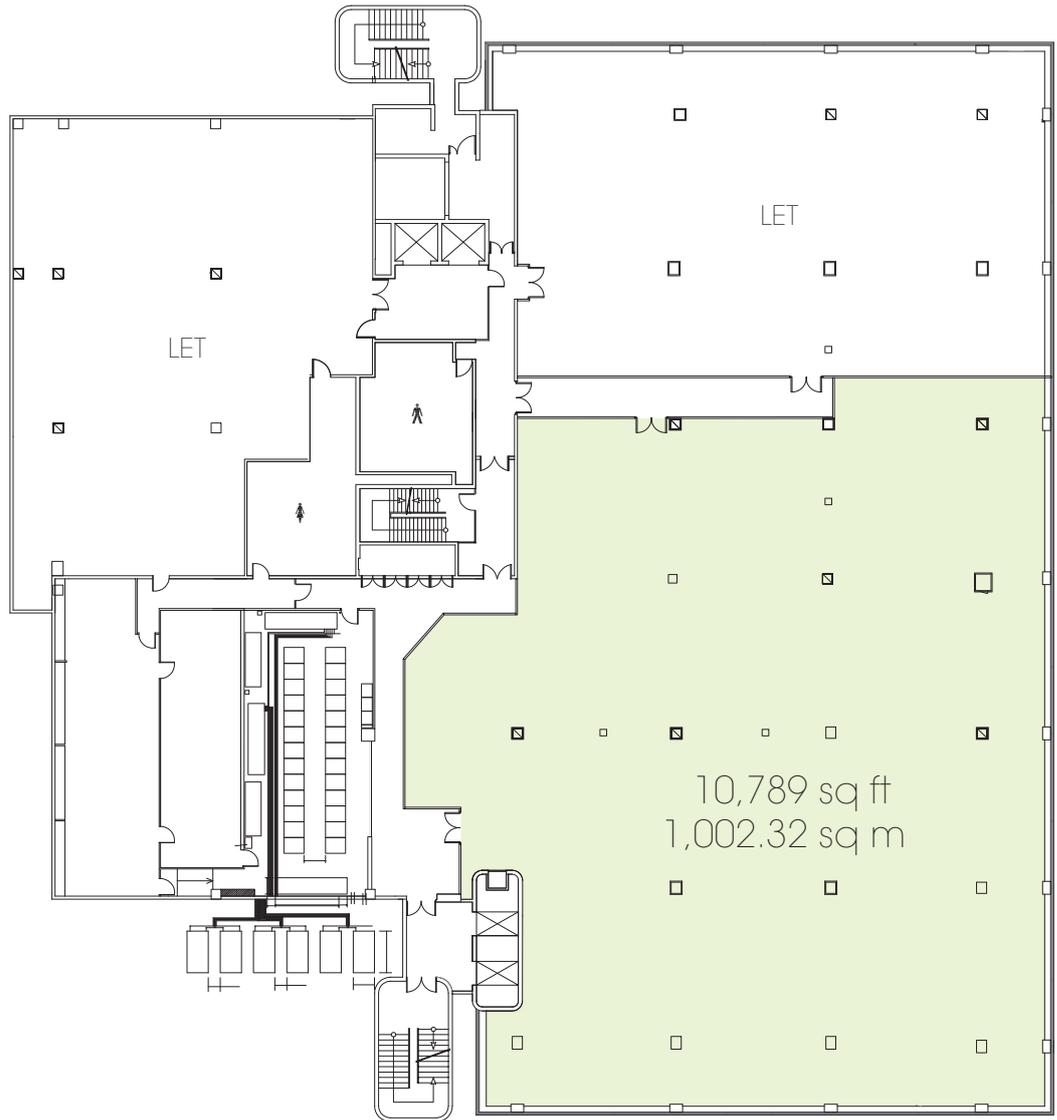
Common parts are well appointed and include an excellent cafe, refurbished toilets including disabled facilities and showers. The building has 24/7 access and security,

secure cycle parking, external recreation area and archive storage is available by way of separate agreement.

Good quality modern accommodation is available on the 4th Floor of this purpose-built head office building. The accommodation has attractive carpets and decoration, suspended ceilings with recessed fluorescent lighting and recessed comfort cooling units. Cable management is via perimeter trunking and down columns.



4TH FLOOR



Terms and Costs

Terms

The accommodation is offered to let as a whole or in parts on full repairing and insuring terms by way of service charge.

Rates

An estimate of business rates can be made available upon request.

Rent

£12.50 per sq ft per annum exclusive of outgoings and car parking, subject to contract.

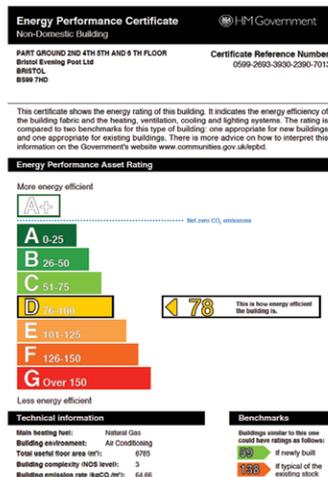
Car parking is charged at £1,500 per space per annum exclusive of outgoings.

VAT

VAT is applicable on all outgoings unless otherwise stated.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.



Accommodation

4th Floor Front 10,789 sq ft 1,002.32 sq m

Car Parking

Parking is available at a ratio of 1:1,000 sq ft net.

Further information and viewing

If you would like more information or to arrange an inspection, please contact the joint agents:

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