

TO LET

Bristol - Temple Studios GF1-4 & Suite 1.1

Hartnell 
TaylorCook
LLP

Office

0117 923 9234



Location - BS1 6QA

Temple Studios is located adjacent to Bristol's Temple Meads Railway Station within close proximity to the city centre and its amenities, and with easy access to the national motorway network via Temple Gate to the M32.

Temple Studios shares its prime location with the Boutique period office building Bristol & Exeter House.

Description

Temple Studios offers unique space in its design and creative campus.

The current availability is within Suites GF 1-4 and FF 1.1 which are located at ground floor and first floor levels.

There is a shared break out area, kitchenette and WCs in the common areas along with a bookable meeting room.

The accommodation is to be refurbished.

Accommodation

GF 1 (office/retail)	872 sq ft	81 sq m
GF 2	1,399 sq ft	130 sq m
GF 3	753 sq ft	70 sq m
GF 4	1,442 sq ft	134 sq m
FF 1.1	4,496 sq ft	417 sq m

Tenure

The accommodation is currently held on a lease which is due to expire 8 August 2017.

The accommodation will be available on a new full repairing and insuring lease for a term of years to be agreed (ideally 5 years) direct with the Landlord.

Rent

Upon application.

Rates

Please verify the actual rates payable with the local authority.

Legal Costs

Each party to bear their own costs incurred in this transaction.

Viewing

For further information or to arrange an inspection, please contact:

Natalie Bennett

Direct Dial: 0117 946 4534

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or

Chris Grazier

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Email: chris.grazier@htc.uk.com



Energy Performance Certificate Non-Domestic Building



Temple Studios
Lower Approach Road
Temple Meads
BRISTOL
BS1 6QS

Certificate Reference Number:
0393-9548-8030-6200-4203

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Not zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

117 This is how energy efficient the building is.

Technical Information

Main heating fuel: Oil
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 4331
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m² per year): 55.94
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

33 If newly built
87 If typical of the existing stock



SUBJECT TO CONTRACT

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