

To Let

Temple Studios

Temple Campus, Lower Approach Road, Bristol, BS1 6QA

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TO LET

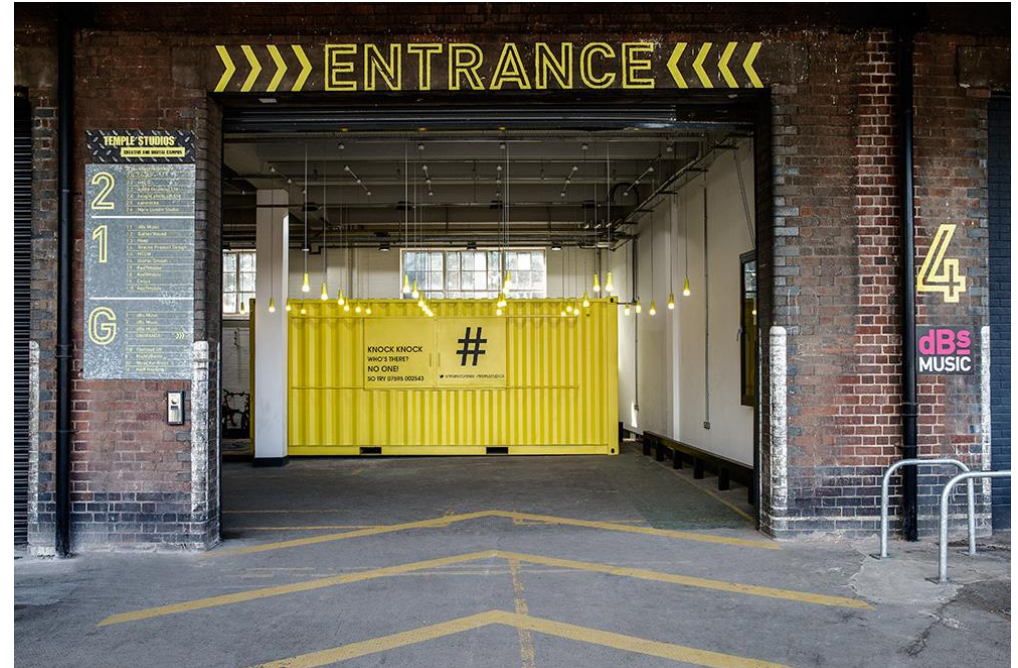
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Location

Temple Studios is located adjacent to Bristol's Temple Meads Railway Station providing excellent connectivity to London, Birmingham, Cardiff and Exeter as well as other long distance services. It is also positioned 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 Temple 1852, previously known as Bristol & Exeter House situated adjacent to the station approach.



Bristol - Voted 'Best Place to Live; by the Sunday Times in 2017

A city awash with glamorous, high-tech, creative and professional jobs, Bristol is described as a small city with a big city offer. Conveniently close to the coast and surrounded with breathtaking countryside, the city boasts a brilliant food and drink scene, an abundance of culture – from Banksy to Brunel and the longest street of independent retailers in the UK.

Not willing or wanting to stand still, key areas of the city are undergoing a huge transformation and Temple Studios sits at the heart of the Bristol Temple Quarter Regeneration.



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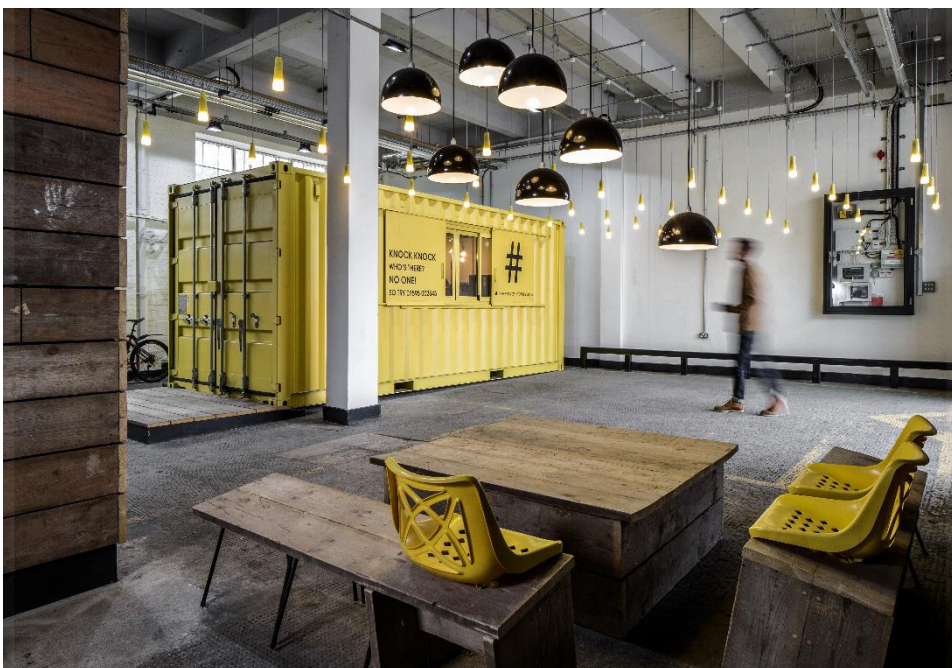
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Description

Temple Studios offers unique space in its design and creative hub located within the Temple campus. As a former distribution warehouse and offices for GWR, the very fabric of the industrial themed & styled building has been retained and now transformed into a selection of unique and adaptable workspaces, for start-up and established businesses alike.

Contemporary break out spaces, coffee areas and communal kitchens are scattered throughout the building, along with bookable meeting rooms. All common areas have access to free Wi-Fi and superfast broadband in the building (direct IT contracts can be made with the provider Spectrum).

The available accommodation offers a self-contained light and airy open plan office with its own entrance, demised kitchen and WC facilities.



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Accommodation

In accordance with the RICS Code of Measuring Practice (6th Edition) the available accommodation has the following approximate total net internal floor area.

	SQ FT	SQ M
Unit 11	1,966 sq ft	182.65 sq m

Externally there is outside seating, secure bike storage and additional bike racks. In addition there are multiple shower facilities available for all tenants.

Car Parking

Car parking spaces may be available on a separate monthly licence agreement.



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Tenure

The office accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed direct with the Landlord.

Rental

£31.50 per sq ft exclusive of rates, service charge and VAT.

Service Charge

The current service charge is approximately £6.25 per sq ft.

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Business Rates

Rateable Value: £30,500

UBR: 49.1p

Rates Payable: £14,975.50 per annum

Interested parties are advised to make their own enquiries direct with the Valuation Office Agency (www.voa.gov.uk).



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VAT

We understand the building is elected for VAT and therefore VAT will be payable on all prices.

EPC

Rating D (78).

Legal Costs

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

Viewing

Viewing strictly by appointment through Hartnell Taylor Cook.



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For further information or to arrange an inspection of the site, please contact the below:

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SUBJECT TO CONTRACT

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