

OFFICES TO LET

Part Ground and 3rd Floors, 1 Linear Park, Avon Street, Temple Quay, Bristol, BS2 0PS



Location

1 Linear Park is located on Avon Street in Bristol City Centre, adjacent to Hotel Ibis Bristol Temple Meads Quay and opposite 2 Glass Wharf. Bristol's inner circuit ring road the A4044 connects to Avon Street via Temple Way which offers direct dual carriageway access to the M32.

The property is within the Bristol Enterprise Zone and is approximately 5 minutes' walk from Bristol Temple Meads Station which provides direct services to London Paddington in a journey time of approximately 98 minutes.

Other occupiers in the immediate vicinity include PWC, Burges Salmon and Arcadis LLP. The property is located within the Bristol Temple Quarter Enterprise Zone.

Key Features

- 2 available suites
- Proximity to Temple Meads
- Located in Enterprise Zone
- 3 parking spaces
- Constructed in 2007
- Flexible terms

Viewing

By appointment via:

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CBRE Limited

Clifton Heights
Triangle West
Clifton
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Description

1 Linear Park was constructed in 2007 to provide high quality office accommodation arranged over ground and five upper floors. Car and cycle parking is situated in the basement. Existing occupiers in the building include Simmons and Simmons, Kaplan and DNV

Floor Areas

Ground Floor	1,534 sq ft
Third Floor	4,327 sq ft
Total	5,861 sq ft

Accommodation

The office benefits from the following specification:

- Carpeted accommodation throughout
- Fully accessible raised floors
- Suspended ceilings with recessed lighting
- 3 x 10-person passenger lifts
- Double-glazed windows
- Male, female and disabled toilets
- Showers on each floor.
- Open plan modern accommodation
- VRV Air conditioning system

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Car Parking

There are 2 allocated car parking spaces attributed to the part 3rd floor and 1 car parking space attributed to the Ground floor.

Service Charge and Insurance

The tenant is to pay service charge and insurance details available on request

Tenure

The available accommodation is held for a term until 10th November 2024 subject to a break option in November 2019 and the suites are available separately or together on the basis of a sublease for a term up to November 2019 or a longer term up to November 2024 subject to a landlord break in November 2019. The passing rent equates to approximately £22.38 per sq ft, the rent is subject to a review in November 2019.

Alternatively, a new lease from the landlord for a term of years to be agreed may be available subject to agreeing a deed of variation on the existing lease, rent for a new lease is subject to negotiation.

Legal Cost

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

Rateable Value

Interested parties are advised to make their own enquiries to the Valuation Office and in particular the rates benefit of being located in the enterprise zone. Tenant to pay business rates

VAT

All figures quoted in these details are exclusive of VAT whether or not chargeable.

EPC (Energy Performance Certificate)

The property has an EPC rating of D (98)

Subject to Contract, October 2017

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