



## To Let

Temple Studios | 1060 – 8,058 sq ft

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

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**Hartnell  
TaylorCook**

## 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.

## 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 offer self-contained offices with use of all of the shared kitchen/breakout spaces, shower and WC facilities. Suites can be adapted to create smaller or larger offices, please ask for more information via one of our agents.

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



## Accommodation:

The available accommodation has the following approximate total net internal floor area.

	Sq ft	Sq m
Unit 6 – Available April 2021	1,060	98.48
Unit 7-8 – Available April 2021	1,896	176.14
Unit 2.1a	2,804	260.50
Unit 2.3	2,298	213.49
<b>TOTAL</b>	<b>8,058</b>	<b>748.61</b>

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## Tenure

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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

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Available upon application.

All costs are inclusive of rent, service charge, insurance, electricity and broadband.

## Car Parking

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

## Business Rates

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



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## VAT

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

## EPC

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Available upon request.

## Legal Costs

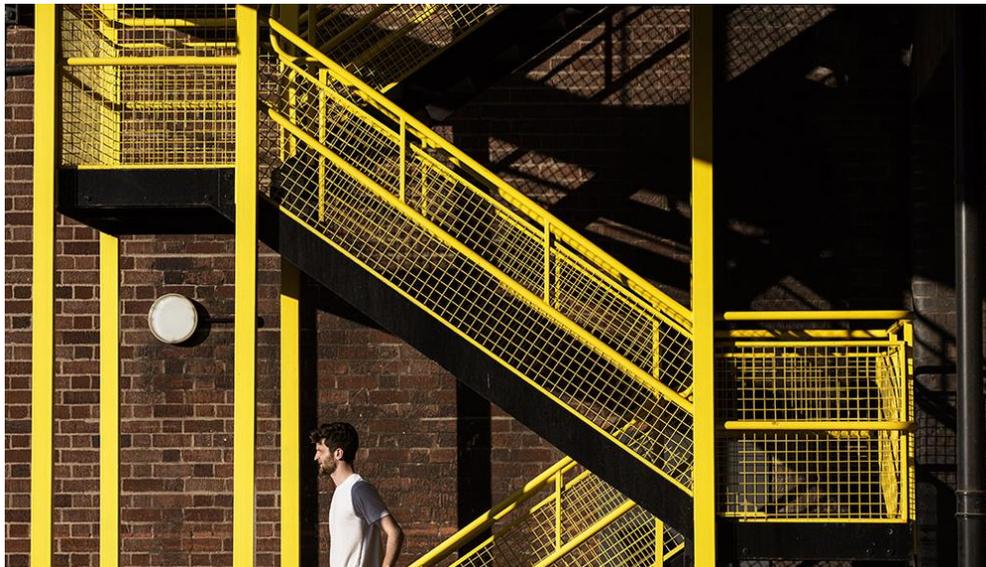
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Each party is to be responsible for their own legal costs incurred in this transaction.

## Viewing

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Viewing strictly by appointment through Hartnell Taylor Cook.



Indicative photography

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**For further information please contact the below;**

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SUBJECT TO CONTRACT

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