



## **1 Linear Park, Temple Quay, Bristol BS2 0PS**

- 7,780 – 16,637 sq ft (approx.)
- High Profile and Prominent
- Modern Air Conditioned Open Plan Offices
- Modern Reception and Entrance
- 8 Car Parking spaces
- Close to Temple Meads Station
- Close to local hotel, amenities, bars and restaurants

# TO LET Bristol

1 Linear Park,  
Avon Street, Bristol BS2 0PS



## Description

1 Linear Park House is situated on Temple Quay, close to the main line Railway station Temple Meads, within close proximity to Local amenities such as Friska, Philpotts, Ibis Hotel, Street Markets, and many more within short walking distance.

A landmark building, the six storey office is high profile and has predominately glazed elevations providing good natural light to the open plan flexible office space inside.

An impressive entrance and reception will shortly be remodelled and refurbished providing a warm welcome to visitors and staff alike.

## Specification

- VRF air conditioning
- Full access raised floor
- Male, female and disabled WC's on each floor
- Metal tile suspended ceiling
- Shower facilities on each floor
- Three 10 person passenger lifts
- 8 Car parking spaces (1:2,080 sq ft)

## Availability

Leasehold

## Legal Costs

Each party to bear their own legal costs.

## Accommodation

Floor	Details	Min Size Sq ft	Max Size Sq ft	Status
4 <sup>th</sup> Floor	Offices	8,856	8,856	Available
5 <sup>th</sup> Floor	Offices	7,780	7,780	Available
Total		16,637		

## Lease Information & Charges

<b>Available From</b>	<b>Tenure</b>	<b>Rent</b>
Qu4 2019	Leasehold	On Application
<b>Rateable Value</b>	<b>Service Charges</b>	
On application	On application	

## Energy Rating

TBA

## Contact Information

For further information or to view the property please contact:

**Phil Morton MRICS**

**T: 0117 973 63 99 M: 07921 061198**

**E: [phil@mortonpc.co.uk](mailto:phil@mortonpc.co.uk)**

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