



LINEAR PARK



7,780 - 16,636 SQ FT HIGH QUALITY OFFICE SPACE TO LET

LINEAR PARK, TEMPLE QUAY, BRISTOL BS2 0PS



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WELCOME TO LINEAR PARK

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

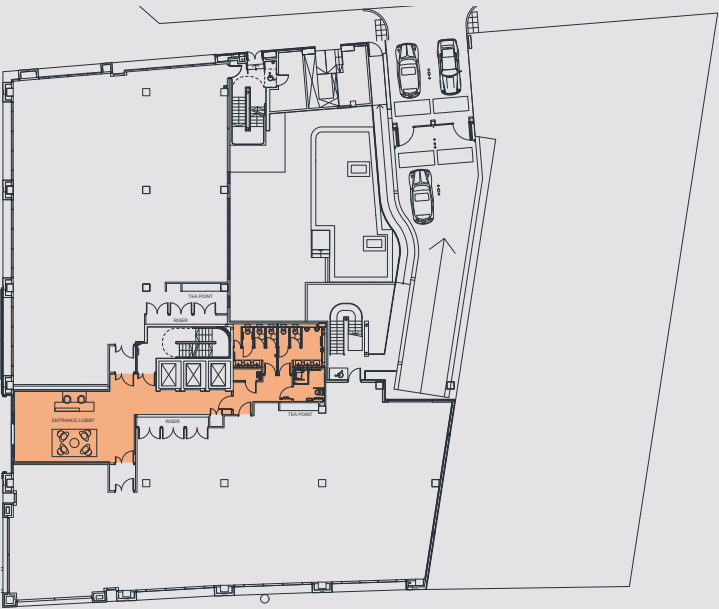
An impressive entrance and reception will shortly be remodelled and refurbished providing a warm welcome to visitors and staff alike.

-  7,780 – 16,636 sq ft (approx.)
-  High profile and prominent
-  High quality air conditioned offices
-  Modern reception and entrance
-  High quality shower facilities
-  Secure cycle storage
-  6 car parking spaces
-  Close to Temple Meads station
-  Close to local hotel, amenities, bars and restaurants

SPECIFICATION

- 4 pipe fan coil air conditioning
- Full access raised floors
- Suspended ceilings with LED lighting
- Male, female and disabled WC's on each floor
- New shower block and cycle parking on the lower ground floor
- Three 10 person passenger lifts
- 6 Car parking spaces

RECEPTION FLOOR



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SCHEDULE OF AREAS

AVAILABLE FLOOR	SQ FT
Fifth Floor	7,780
Fourth Floor	8,856
Total	16,636



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FIFTH FLOOR 7,780 SQ FT



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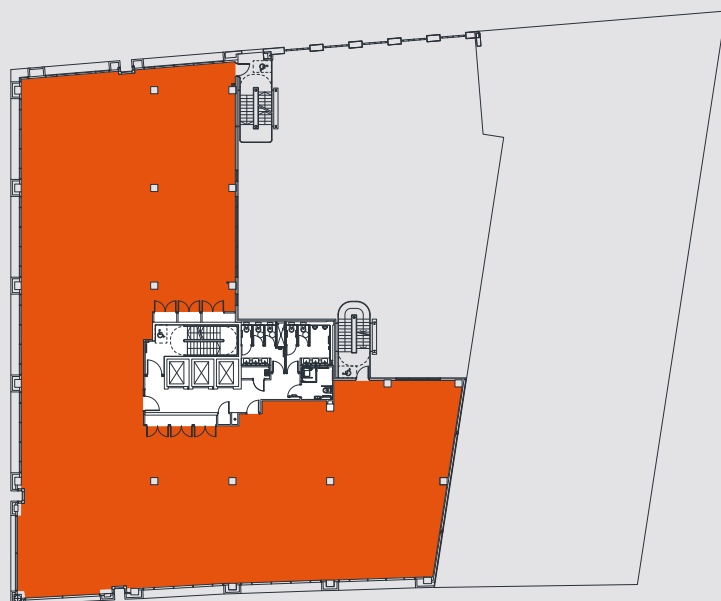


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FOURTH FLOOR 8,856 SQ FT



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SCHEDULE OF AREAS

AVAILABLE FLOOR	SQ FT
Fifth Floor	7,780
Fourth Floor	8,856
Total	16,636



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LOCAL OCCUPIERS:

- 1** PWC
GRANT THORNTON
- 2** BURGESS SALMON
- 3** HMRC
- 4** ULTRALEAP
- 5** NATWEST
- 6** WOMBLE BOND DICKINSON
- 7** BANK OF IRELAND
- 8** OSBORNE CLARKE
- 9** DELOITTE
- 10** OVO

LOCAL AMENITIES:

- 1** IBIS HOTEL
- 2** FRISKA
- 3** KNIGHT'S TEMPLAR
- 4** STARBUCKS
PHILPOTTS
- 5** HARTS BAKERY
- 6** YURT LUSH
- 7** NOVOTEL
- 8** HILTON GARDEN INN
- 9** RIVER TAXI

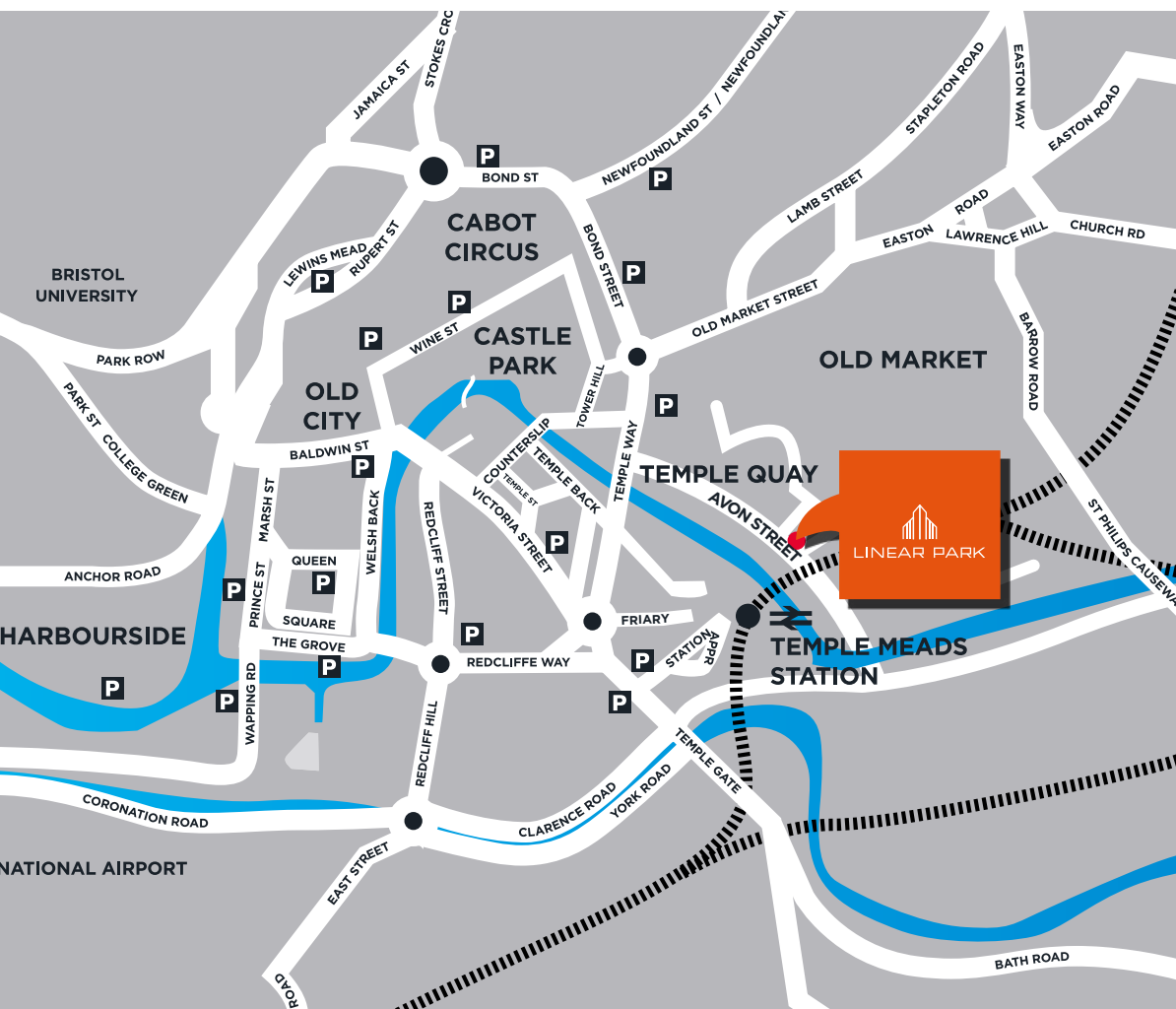


TEMPLE MEADS



LINEAR PARK

Linear Park 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.



CONNECTIONS



ROAD

Bristol International Airport	8 miles
Cardiff	44 miles
Birmingham	91 miles
Heathrow Airport	104 miles
London	122 miles



RAIL

Cardiff	48 mins
Exeter	1 hr 17 mins
Birmingham	1 hr 35 mins
London Paddington	1 hr 45 mins
Heathrow Airport	2 hrs 18 mins



FOOT

Bristol Ferry	Under 1 min
Temple Meads Railway Station	Under 3 mins
Bristol Bus Station	10 mins

Source: AA



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AVAILABLE FROM

Q1 2020.

TENURE

Leasehold.

RENT

Upon application.

EPC

To be assessed.



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