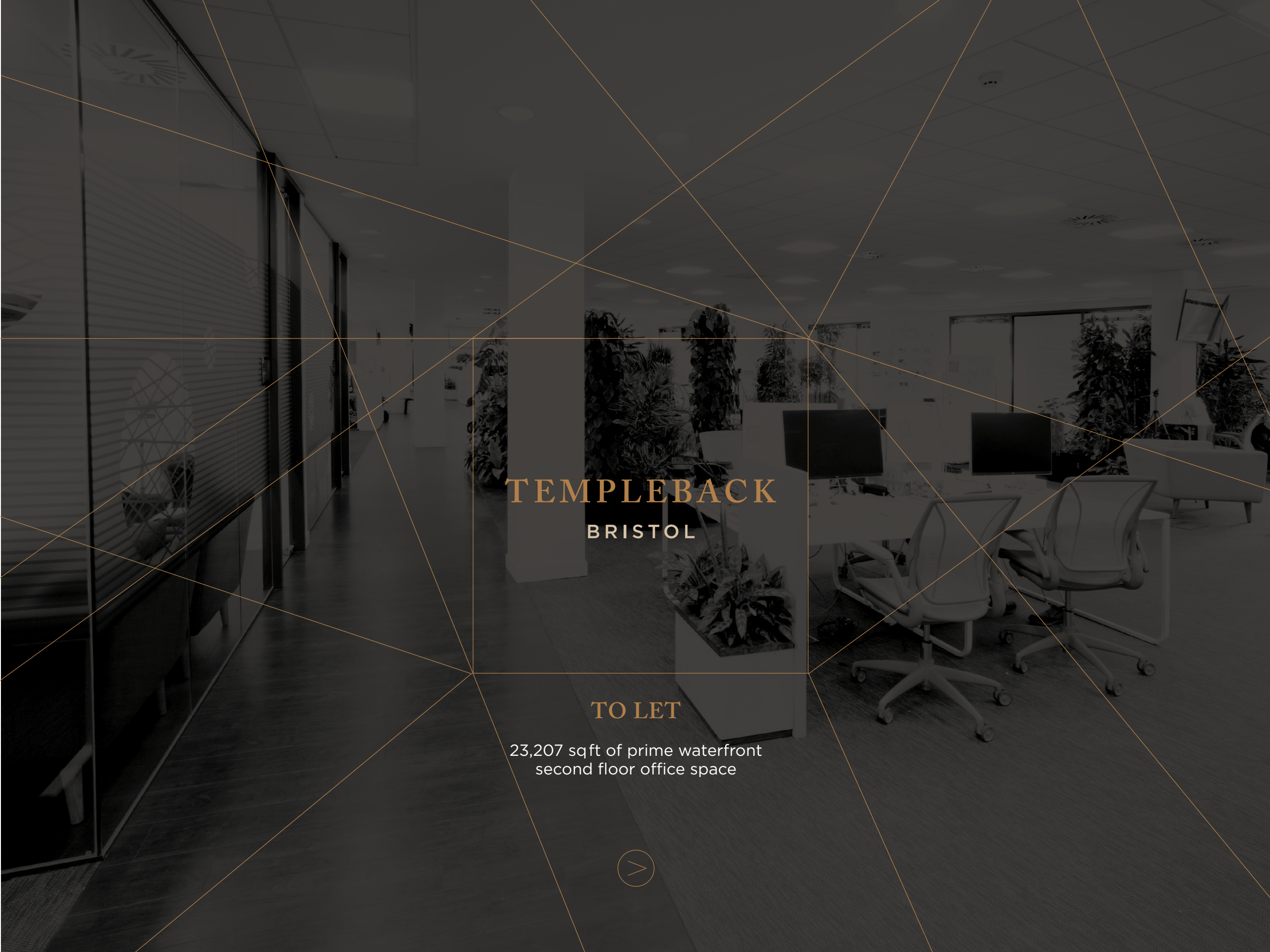


A modern office interior with glass partitions, plants, and desks. The image is dark with a geometric pattern of thin gold lines overlaid. The text is in a gold serif font.

TEMPLEBACK

BRISTOL

TO LET

23,207 sqft of prime waterfront
second floor office space



THE BUILDING

Templeback is situated in a prime city centre location. It adjoins the floating harbour and has excellent access to the city's key transport links and unrivalled amenities at Cabot Circus.

The second floor comprises 23,207 sq ft and benefits from an exceptional Tenant fit out (completed in late 2016).

Tenant's in the building include Mott MacDonald, ADP, Jordans Limited and NFU Mutual.



Getting around

Local occupiers

Well connected



Bus stop



Bicycle route



Ferry stop



WALKING TIMES

Temple Quay	2
Castle Park	5
Cabot Circus	7
Temple Meads Station	7

MINS

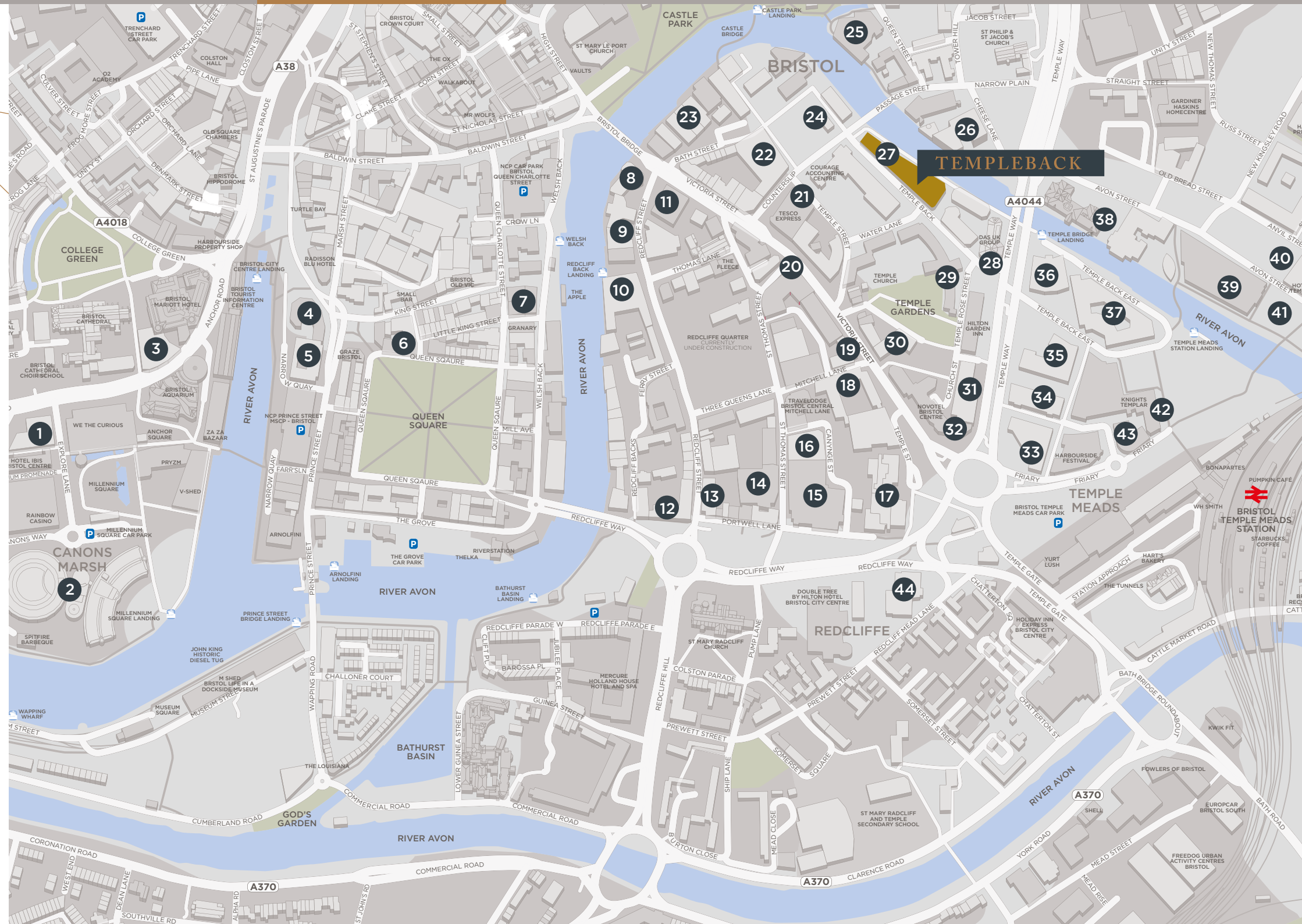


Getting around

Local occupiers

Well connected

- 1 CMS
- 2 Lloyds
- 3 Dyson
- 4 Just Eat
- 5 VWV
- 6 KPMG
- 7 AHMM
- 8 Mapfre Abraxas
- 9 Advisian
- 10 Axa Sunlife
- 11 TLT
- 12 Fujitsu
- 13 AWW
- 14 Direct Line
- 15 Smith & Williamson
- 16 ARUP
- 17 Bristol City Council
- 18 Brunel Pension Partnership
- 19 Unite the Union
- 20 Sony, Hays
- 21 EY
- 22 EDF / Barclays
- 23 Clark Wilmott
- 24 Simmons & Simmons
- 25 Bevan Brittan LLP
- 26 Ashfords
- 27 NFU Mutual/
Mott MacDonald
- 28 DAS
- 29 URS
- 30 Mazars
- 31 University of Law
- 32 JLT
- 33 OVO Energy
- 34 Canada Life
- 35 Osborne Clarke
- 36 Womble Bond Dickinson
- 37 Bank of Ireland
- 38 RBS
- 39 Burges Salmon LLP
- 40 DNV
- 41 PwC
- 42 IBM
- 43 Regus
- 44 Network Rail





WALKING TIMES

MINS

CYCLE TIMES

MINS

RAIL TIMES

MINS

DRIVE TIMES

MILES/MINS

RUNNING ROUTES

MILES/KM

Hilton Garden Hotel

1.5

Hilton Garden Hotel

1

Bath Spa

11

M32

1.5 / 6

Bristol Harbour

4.5 / 7.2

Temple Quay

2

Castle Park

2

Cardiff

50

M4

5.5 / 9

Castle Park

6.4 / 10

Tesco Express

3

Temple Meads Station

3

Exeter St Davids

56

Bath

13 / 24

Brandon Hill

3.25 / 5.2

The Goods Yard

3.5

Cabot Circus

3

London Paddington

95

Swindon

40 / 49

River Loop

10 / 17

Castle Park

5

Shopping Centre

3

Birmingham

86

Bristol Airport

7.6 / 18

St Nicholas Market

6

Broadmead

4

Reading

68

Health & Leisure

Clifton

12

Heathrow Airport

130

Club Otium

6

Broadmead

7

Shopping Centre

7

Cabot Circus

7

Shopping Centre

7

Temple Meads Station

7

The Space

The reception

SECOND FLOOR

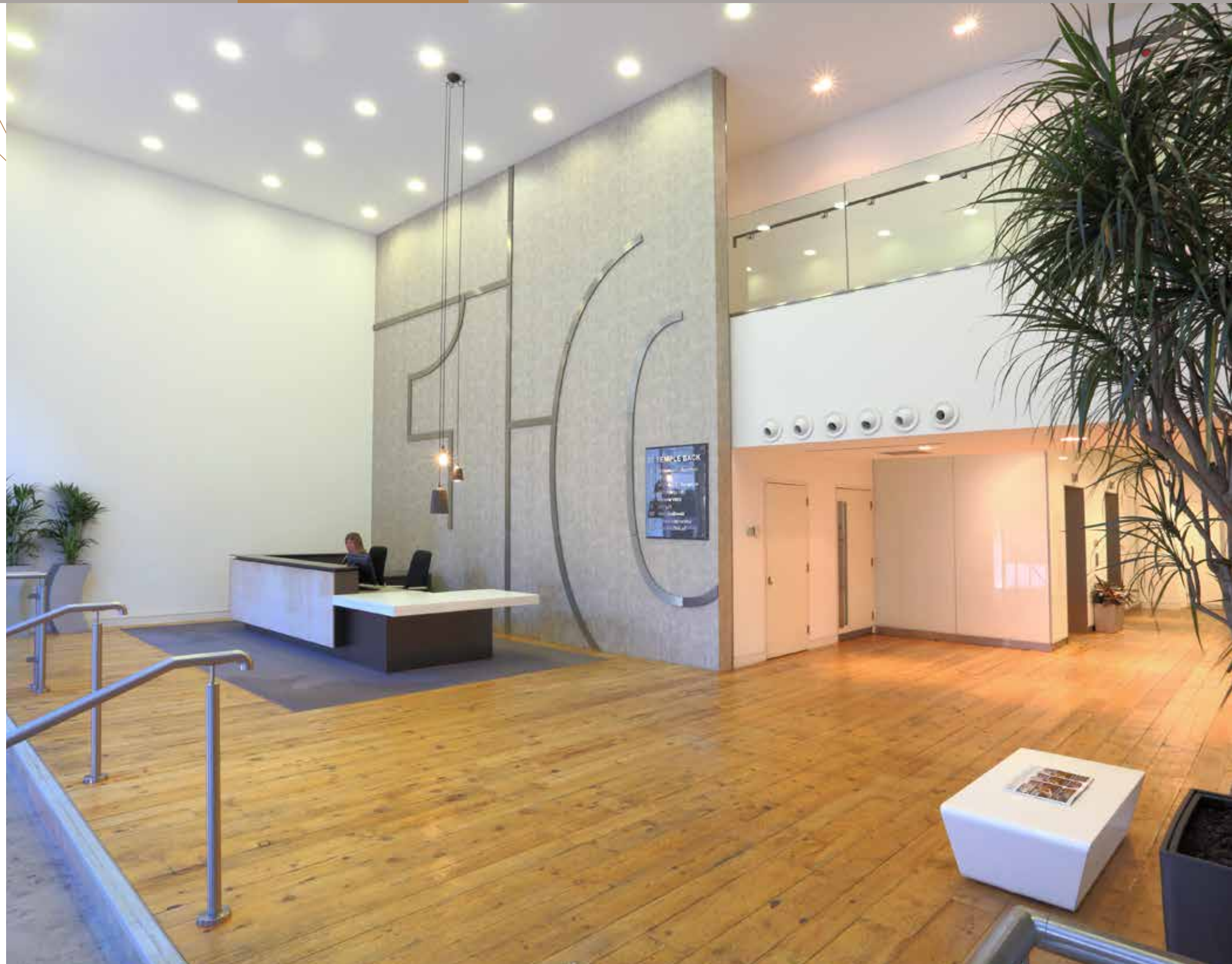
The second floor of Templeback comprises 23,207 sq ft on a single floor and benefits from a high quality Tenant fit out. The floorplate is bright and spacious with waterside views.

Specification includes:

- 4-pipe fan coil air-conditioning
- 150mm raised floor
- 2.8m floor to ceiling height
- Four high speed passenger lifts plus a goods lift
- Showers on each floor
- 10 secure basement car park spaces
- Secure cycle storage
- Photovoltaic cells
- High performance glazing
- Energy efficient boilers
- BREEAM 'Excellent' Pre & Post Construction / EPC 'B'



IMPOSING
DOUBLE HEIGHT
RECEPTION WITH
CONTEMPORARY
DÉCOR THAT OOZES
NATURAL LIGHT



EVERYTHING YOU NEED ON YOUR DOORSTEP

There are an abundance of amenities nearby including a wide range of retail offerings at Cabot Circus and artisan market stalls at St Nicolas Market.

Within just a few minutes walk from Templeback are:

COFFEE / CONVENIENCE

Tesco Express, Pret a Manger, Baristas Coffee Collective, Friska and Philpotts.

RESTAURANTS

Glassboat, Aqua, Bella Vista and Olive Branch

FITNESS

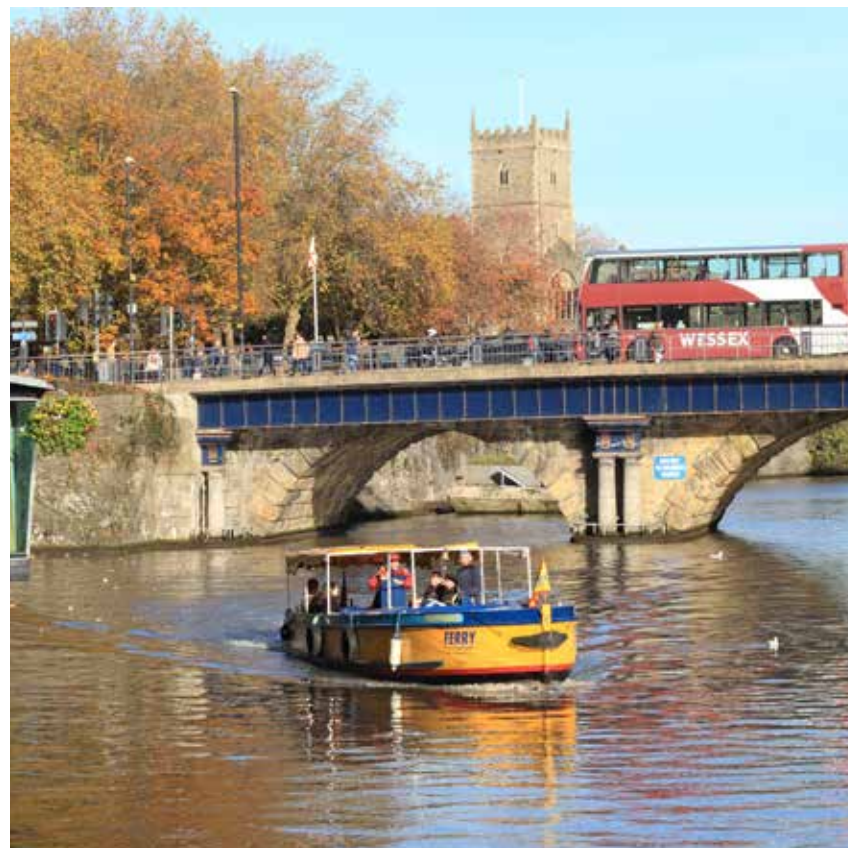
Pacific Yoga, Vivo Sports and Fitness 4 Less

HOTELS

Premier Inn, Bristol Harbour Hotel & Spa, Mercure Bristol, Hilton Garden Hotel and Novotel

OTHER

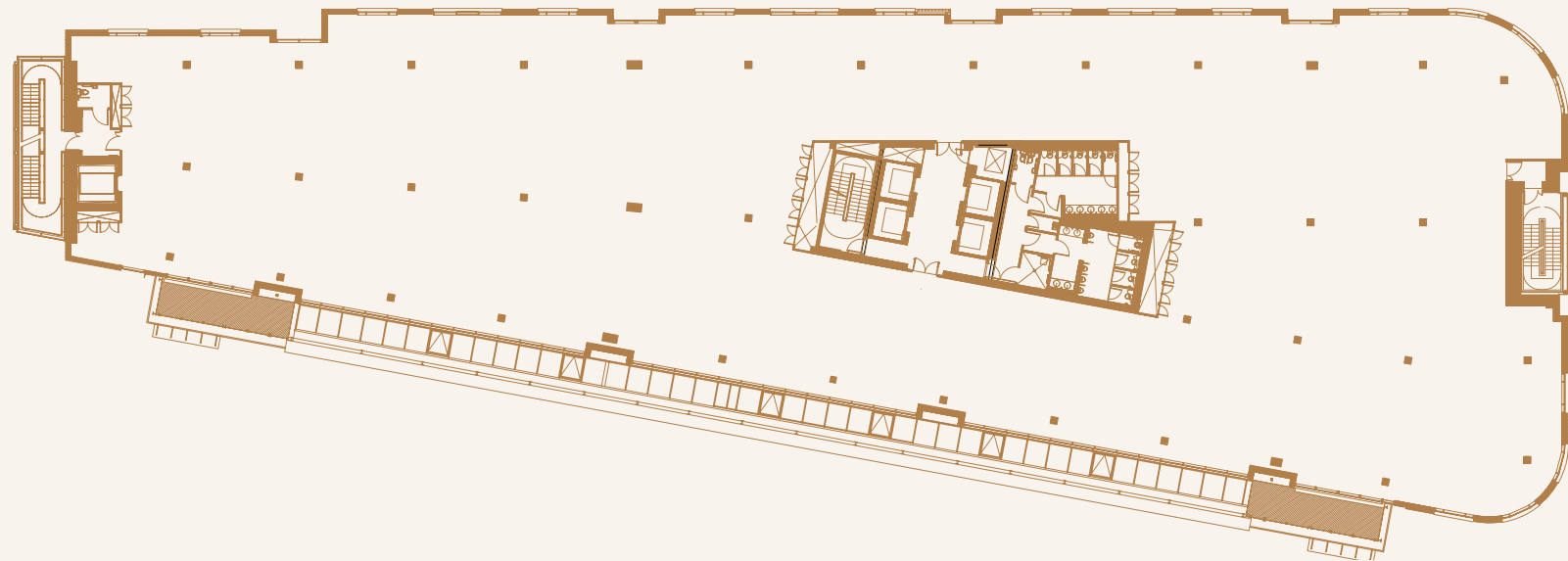
Castle Park, Cabot Circus, Broadmead and St Nicolas Market.



NET INTERNAL AREAS

2,156 sq m / 23,207 sq ft

SECOND FLOOR PLAN



SECOND FLOOR SPACE PLAN (EXISTING FIT OUT)



TENURE

The second floor is available by way of an assignment of the existing full repairing and insuring lease for a term of 12 years from 1st July 2016, expiring in July 2028.

The lease is drafted inside the security of tenure provisions of the Landlord & Tenant Act (1954) with Tenant only break options in July 2021 and July 2023.

Alternatively, a new lease direct from the Landlord may be available, subject to negotiation.

RENTAL

On application

VAT

The building is elected for VAT

LEGAL COSTS

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

For further information, please contact sole agents
Cushman & Wakefield

Phil Moore

0117 910 6684

phil.moore@cushwake.com

Seonaid Butler

0117 9105 269

seonaid.butler@cushwake.com



0117 910 6699

cushmanwakefield.co.uk

MISREPRESENTATION ACT 1967 These particulars are provided for guidance only. The agents give notice that whilst these particulars are believed to be accurate, they are not guaranteed and do not constitute any part of any contract in accordance with Misrepresentation Act 1967.