



## Temple Studios

Temple Campus, Bristol, BS1 6QS

**Temple Studios offers  
unique space in its design  
and creative hub located  
within the Temple campus.**

**372 to 2,377 sq ft**  
(34.56 to 220.83 sq m)

- Communal kitchen, coffee and break out areas throughout the Temple Campus
- Bookable meeting rooms
- Tenants have access to the engine shed membership
- Secure cycle parking shower facilities onsite
- Car parking may be available on a separate licence agreement

Summary

Available Size	372 to 2,377 sq ft
Business Rates	Between £4.71 - £6.24 psf
Service Charge	N/A as the rent is all inclusive of rent, service charge, insurance, electricity and broadband.
Car Parking	£2,400 per space / annum Available on a separate rolling monthly licence basis at £2,400 pa plus VAT.
EPC Rating	E (104)

Description

Temple Studios offers unique space in its design and creative hub located within the Temple campus. The building benefits from large break out spaces, coffee areas, communal kitchens and 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).

Location

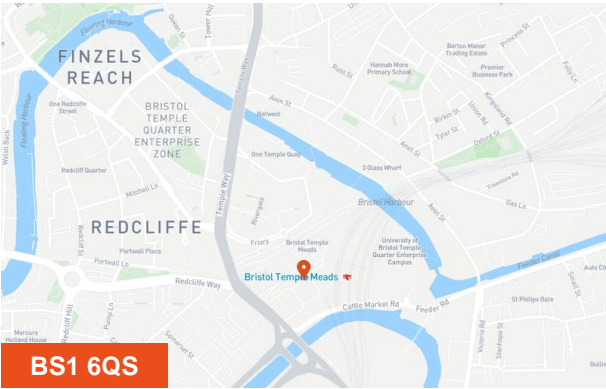
Temple Studios is located adjacent to Bristol’s Temple Meads Railway Station providing excellent connectivity to London, Birmingham, Cardiff and Exeter as well as other long distance services. It is also positioned within close proximity to the city centre and its amenities, and with easy access to the 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.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground - Suite 1.1	1,114	103.49	Coming Soon
1st - Suite 1.5	391	36.33	Available
2nd - Unit 2.1c	1,639	152.27	Coming Soon
2nd - Unit 2.2a	585	54.35	Available
2nd - Unit 2.3	2,298	213.49	Coming Soon
Total	6,027	559.93	



Viewing & Further Information

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