

# TOWER WHARF

CHEESE LANE, BRISTOL, BS2 0JJ



**PART GROUND FLOOR OFFICE SUITE WITH PRIVATE COURTYARD  
5,283 SQ FT (490.8 SQ M) WITH 3 PARKING SPACES**

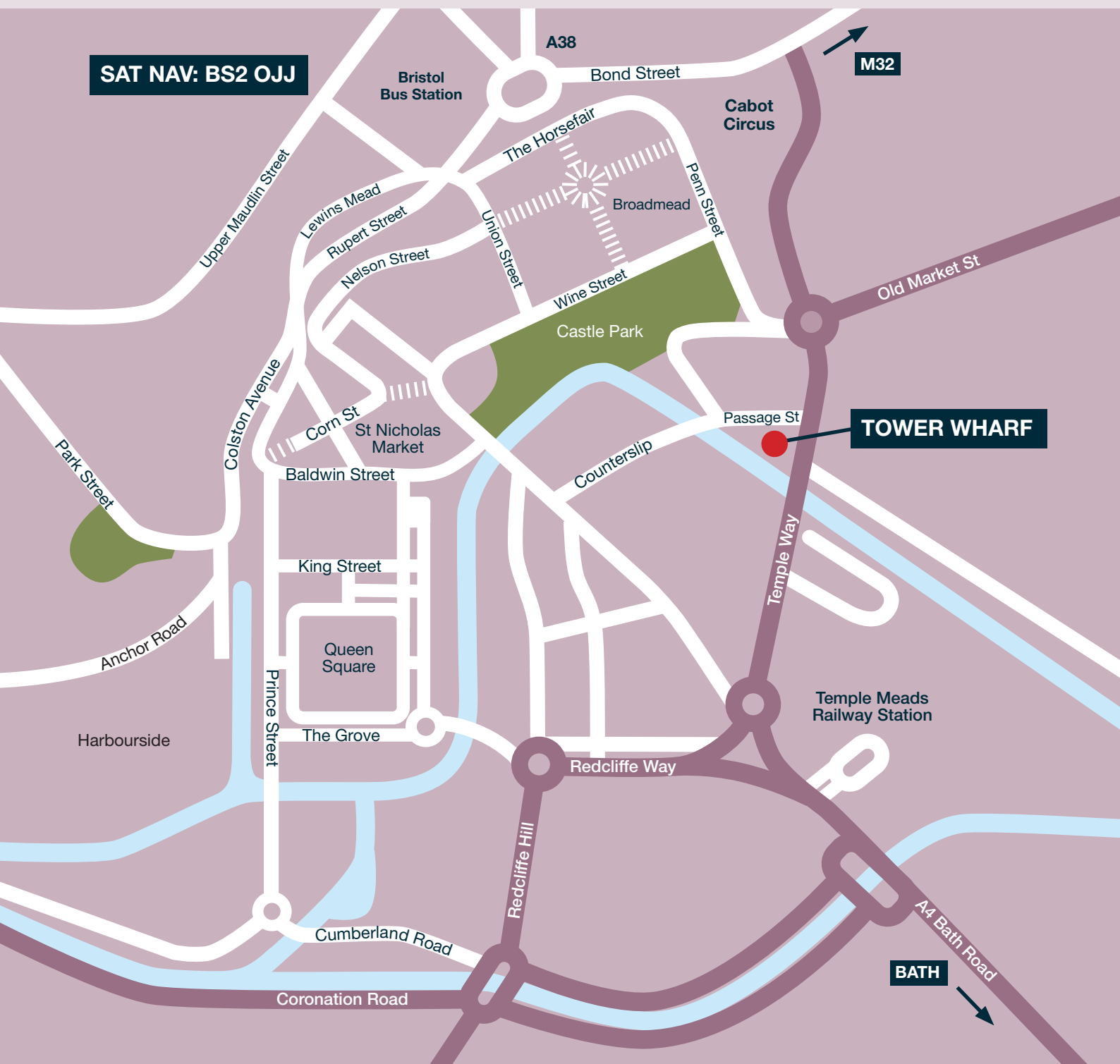


## LOCATION

Tower Wharf is a stunning headquarters office building overlooking the floating harbour in the heart of the city and adjacent to the expanding Enterprise Zone. It allows easy access to both Bristol Temple Meads train station and the shopping centre of Cabot Circus – one of the largest regional shopping destinations in the UK. Temple Meads is accessed via a scenic Harbourside walk of only 7-8 minutes and Cabot

Circus is 4-5 minutes walk through Castle Park. In addition, the M32 is only a short drive from the building.

All of this combines to provide an excellent work/life balance with many occupiers of the building making the most of the running/walking/cycling opportunities around the Harbourside during the day.





## SUSTAINABILITY

- BREEAM rating of 'Excellent'
- EPC to be reassessed when refurbishment completes

## SPECIFICATION

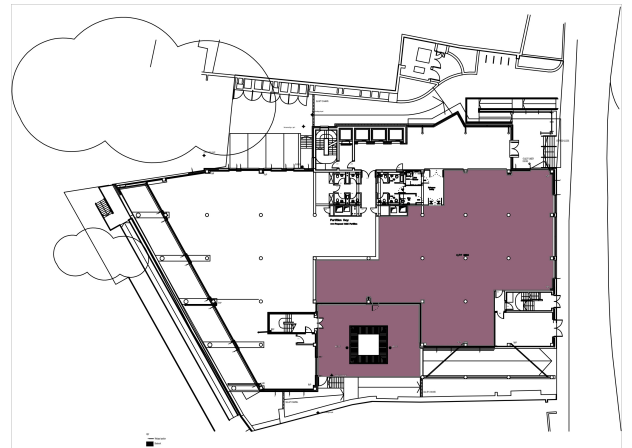
Tower Wharf is of a high technical specification and offers bright and spacious office suites.

## TECHNICAL SPECIFICATION

- Four pipe fan coil air conditioning
- Suspended ceilings with new LED lighting
- Fully accessible raised floors with 165mm clear void
- Floor to ceiling height of 2.7m
- The ground floor office suite has its own private courtyard

## COMMON PARTS

- Refurbished reception with four storey atrium
- On site commissionaire
- Three passenger lifts, plus goods lift
- Shower and WC facilities on all floors
- Secure basement car park and cycle spaces/lockers



N.B. Remaining part of the first floor (7,050 sq ft) can also be made available.



**Lambert  
Smith  
Hampton**

**0117 926 6666**

[www.lsh.co.uk](http://www.lsh.co.uk)

**Roxine Foster**

+44 117 914 2011

[RFoster@lsh.co.uk](mailto:RFoster@lsh.co.uk)



**0117 917 2000**

[www.colliers.com/uk/offices](http://www.colliers.com/uk/offices)

**James Preece**

+44 117 917 2047

[James.Preece@colliers.com](mailto:James.Preece@colliers.com)

**[www.towerwharf.co.uk](http://www.towerwharf.co.uk)**



Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. C/LSH/Hollister HD1884 05/19