



## To Let

**Temple 1852 | 139 – 3,187 sq ft**

Temple Campus, Lower Approach Road, Bristol, BS1 6QA

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**Hartnell**  
TaylorCook

## Location

Temple 1852 was the original headquarters of Bristol and Exeter railway built in the 1800's. Located just yards from Brunel's beautifully designed railway station, known as Bristol Temple Meads it provides excellent connectivity to major cities.

The complex is also positioned within close proximity to the city centre and has quick and easy access to the national motorway network via Temple Gate to the M32.

Temple 1852 shares its prime location with the creative office space at Temple Studios, and the two form part of the Temple Campus.

## Description:

Temple 1852 was built in a Jacobean style and with many of its architectural features still intact, its unique and rich heritage that has provided inspiration for the new interior. Building on tradition, its beautiful and imposing structure forms the ideal backdrop for a modern boutique working environment. Full of character and tradition with a contemporary edge and now with a fresh coat of paint.

The premises offers a unique space in its design and creative campus with a large reception area, meeting room and atrium space for formal and informal breakout sessions. The communal areas also offer multiple showers and communal kitchens in addition to an external and secure bike storage.

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).

Externally there is outside seating, secure bike storage and additional bike racks. In addition there are multiple shower facilities available for all tenants.



## Accommodation:

The available accommodation has the following approximate total net internal floor area.

	Sq ft	Sq m
Unit G6	154	14.31
Unit G7	453	42.09
Unit F10-14	1,615	150.04
Unit S3	143	13.29
Unit S4	268	25.0
Unit S7	139	12.91
Unit S8	415	38.56
TOTAL	3,187	291.90



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## Tenure

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The office accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed, direct with the Landlord.

## Rental

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Available upon application.

The costs are inclusive of rent, service charge, insurance, electricity and broadband.

## Car Parking

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Car parking spaces may be available on a separate monthly licence agreement.

## Business Rates

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Interested parties are advised to make their own enquiries direct with the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).



## VAT

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We understand the building is elected for VAT and therefore VAT will be payable on all prices.

## EPC

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Available upon request.

## Legal Costs

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

## Viewing

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Viewing strictly by appointment through Hartnell Taylor Cook.

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**For further information please contact the below;**

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SUBJECT TO CONTRACT

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