

TO LET

FOURTH FLOOR

FULLY REFURBISHED

10,000 - 21,808 SQFT

(929 - 2,026 SQ M)

A large, stylized number '10' rendered in a thin orange outline. The number is positioned on the right side of the page, partially overlapping a vertical orange line that runs from the top to the bottom of the image. The background is a dark blue, textured surface.

TEMPLEBACK

BRISTOL BS1 6FL

THE BUILDING

10 Templeback is a landmark office building in the core of Bristol City Centre.

It adjoins the floating harbour and is in close proximity to the city's key transport links and within a 5 minute walk of Bristol Temple Meads Train Station.

10 Templeback benefits from an abundance of excellent food and beverage options in Finzels Reach and along Victoria Street, and is a short walk from Castle Park and Cabot Circus.

The double height reception is to be upgraded to provide a modern and contemporary welcome.

The works will include new shower facilities to supplement the existing generous ratio.



SPECIFICATION



**BREEAM
Excellent**



**EPC
B**



**Air
Conditioning**



**Stunning, large
and impressive
reception area
with on site
management
team**



**2.8m clear floor
to ceiling height
with excellent
natural light**



**DDA
compliant**



**Secure basement
car park with
plentiful supply of
bike racks**

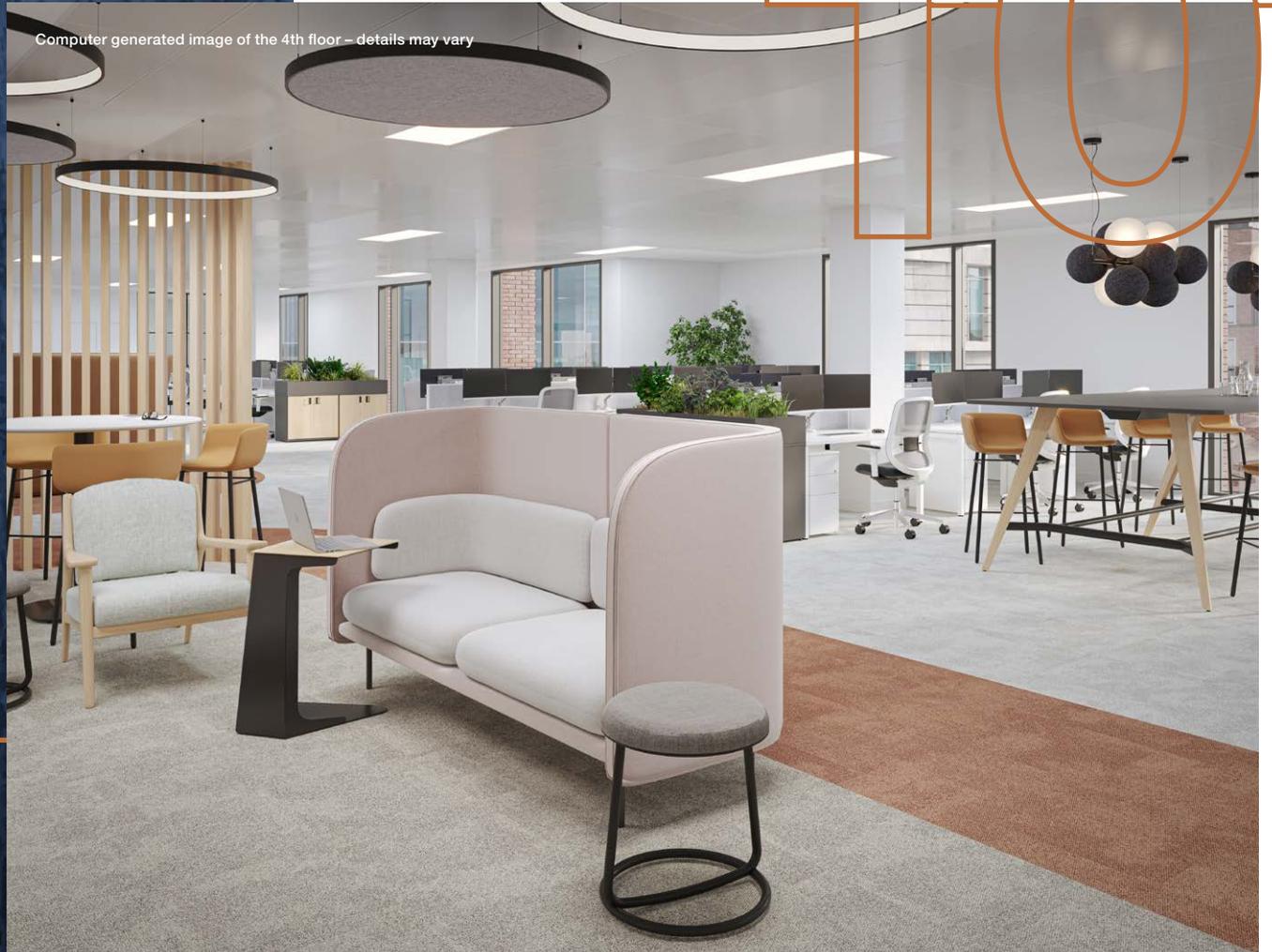


**Shower facilities
in line with BCO
guidance**



**Solar PV
on the roof**

Computer generated image of the 4th floor – details may vary



THE OFFERING

The 4th floor provides high quality office accommodation measuring 21,808 SQ FT (2,026 SQ M) and is available on a new lease direct from the Landlord.

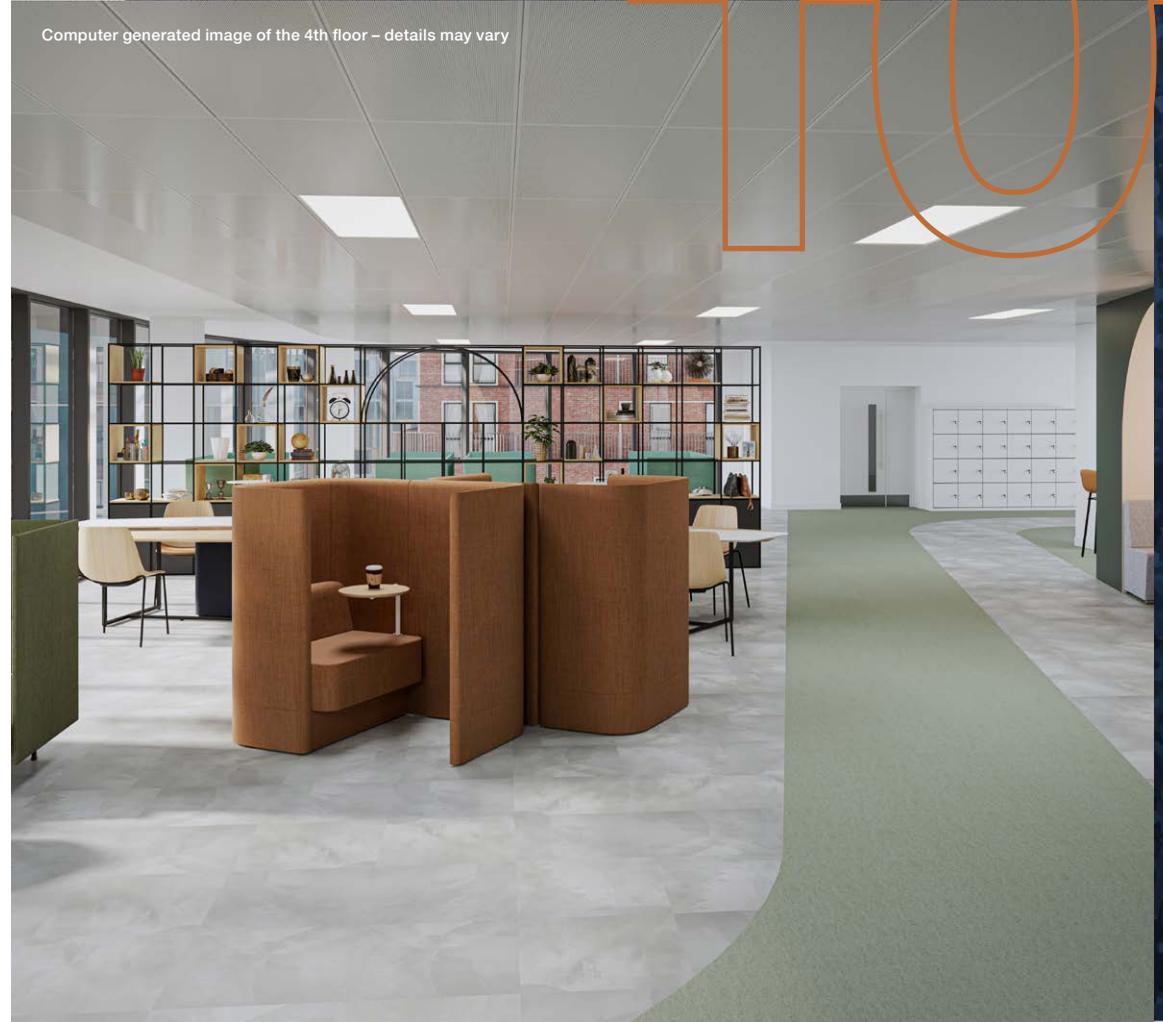
The space is being fully refurbished with completion in Spring 2024 and has been designed to offer a contemporary workplace. The large, open plan accommodation provides an efficient working environment capable of meeting modern occupiers needs and benefits from water fronting balconies.

Consideration will be given to requirements from 10,000 sq ft. Please contact the joint agents for more details and plans highlighting potential splits.

Example layout - Fourth Floor



Computer generated image of the 4th floor – details may vary



CONNECTIONS



3 MINS →
1. Temple Quay
2. Finzels Reach

5 MINS →
3. Bristol Temple Meads
4. Castle Park
5. Redcliff Quarter
6. St Mary Redcliffe

10 MINS →
7. Queen Square
8. Broadmead
9. Cabot Circus

15 MINS →
10. Bristol Bus Station
11. Harbourside

20 MINS →
12. Park Street
13. Whapping Wharf



10 TEMPLEBACK
BRISTOL BS1 6FL

FURTHER INFORMATION

Terms

Upon application.

EPC

EPC B.

Money Laundering

The occupier will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

For further information

please contact the joint agents:

Seonaid Butler

Seonaid.Butler@cs-re.co.uk
07885 250476

Andy Heath

Andy.heath@cs-re.co.uk
07796 693661

Roxine Foster

RFoster@lsh.co.uk
07834 626024

Peter Musgrove

PMusgrove@lsh.co.uk
07841 684906

 **CSquared**

0117 973 1474
www.csquaredre.co.uk

**Lambert
Smith
Hampton**

0117 926 6666
www.lsh.co.uk

10templeback.com



TEMPLEBACK