

TO LET

## 2 Trinity Quay, Temple Quay Bristol BS2 0PT



### Office Space Under Refurbishment

5,318 to 70,293 sq. ft. (494.04 to 7,184 sq. m.)

- + 7 Storey Office building with Water frontage
- + Excellent location close to Temple Meads
- + Situated within the Enterprise Zone
- + Undergoing refurbishment
- + Available Summer 2019
- + Less than 1 mile from Junction 18 of the M4



### CONTACT US

#### ALEX RIDDELL

Associate Director  
T +44 (0)117 943 5885  
Alex.riddell@cbre.com

#### PETER MARTIN

Director  
T +44 (0) 117 943 5763  
Peter.martin3@cbre.com

#### Joint Agent - GVA

Paul Williams  
T +44 (0)117 988 5301  
paul.williams@gva.co.uk

#### CBRE OFFICES

Floors 13 & 14 Clifton  
Heights, Triangle West  
Clifton, Bristol BS8 1EJ

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

**CBRE**

# TO LET

## Refurbished office Space

2 Trinity Quay  
Temple Quay, Bristol BS2 0PT

### Location

Trinity Quay is situated on Avon Street in the Temple Quay area of Bristol city centre adjacent to the Ibis hotel and 2 Glass Wharf and a short distance from Temple Meads Rail station. The A4044 inner circuit ring road Temple Way connects the building to the M32 and the national motorway network.

### Description

The property is a modern Grade A office building comprising high quality office space arranged over ground and 6 uppers floor with basement car parking. The building will be subject to a full refurbishment. The office space itself will provide the following outline specification: -

- New metal ceilings with recessed LED lighting
- New 4 pipe fan coil air conditioning system
- Raised access floors
- Double glazed windows
- Male, female and disabled WCs
- Shower facilities
- Passenger lifts
- The building has a car parking ratio of 1: 1,350sq. ft.

### Terms

The accommodation is available to let either as a whole or as individual floors on full repairing and insuring terms by way of service charge.

### Rent & Service Charge

Terms on application.

### Accommodation

Area	Sq. ft.	Sq. m.
Ground Floor	9,240	858.4
First Floor	17,413	1,617.6
Third Floor	18,807	1,747.2
Fourth Floor	13,033	1,210.7
Fifth Floor	6,482	602.2
Sixth Floor	5,318	494.0
<b>Total</b>	<b>70,293</b>	<b>6,530.1</b>

### Business Rates

Further information is available from the agents.

### VAT

All figures quoted are exclusive of VAT, if chargeable.

### EPC

The property has an EPC rating of C (74)

### Legal Cost

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

#### DISCLAIMER: CBRE

CBRE Ltd on its behalf and for the Vendors or Lessors of this property, whose Agents they are, give notice that: These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of CBRE Ltd has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all priced and rents are quoted exclusive of VAT. October 2018.