

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



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**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 upper floors 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.

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