

TO LET

FULLY REFURBISHED

10,220 – 34,674 SQ FT
(950 – 3,222 SQ M)

10

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.

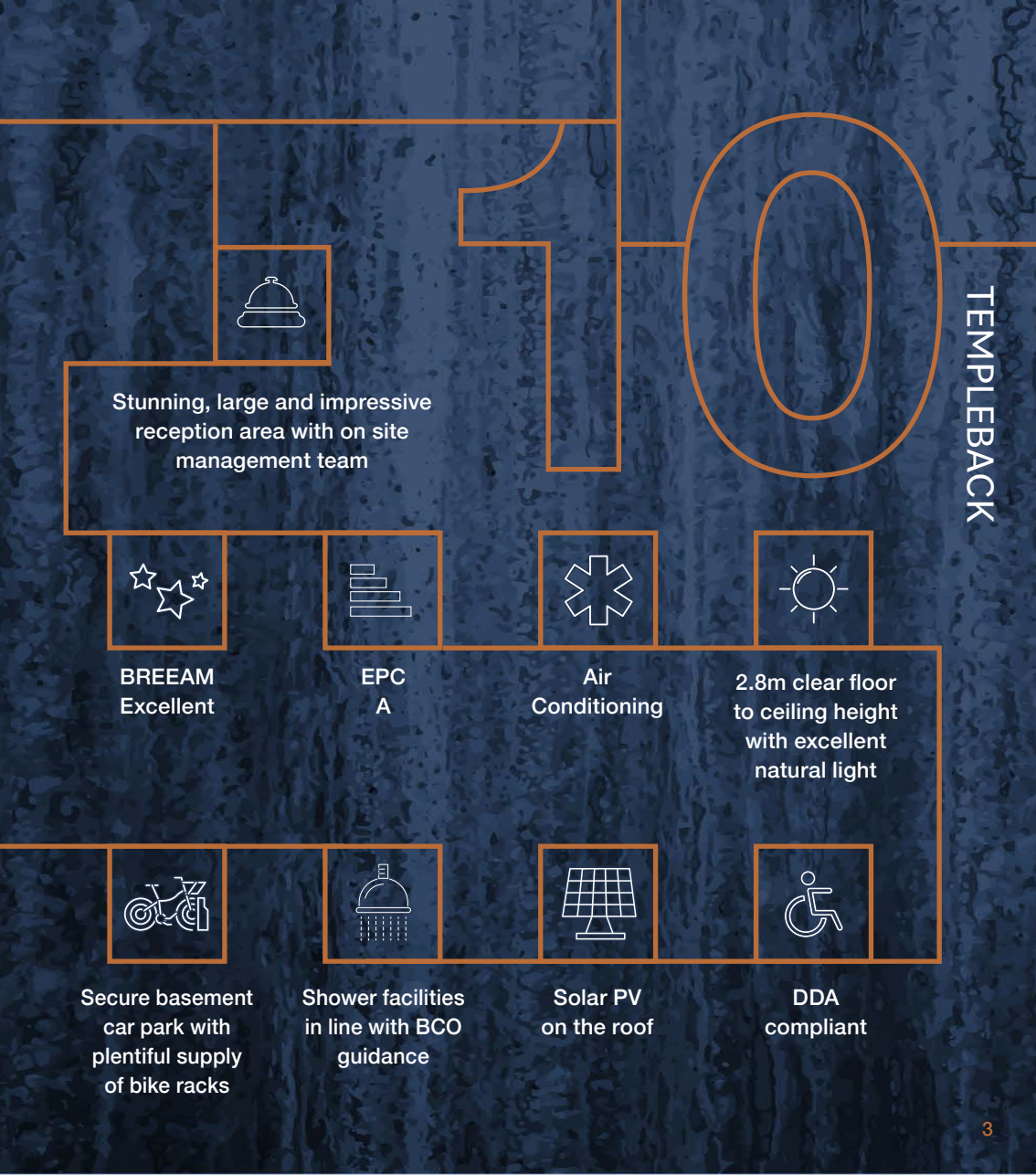
10 Templeback benefits from an abundance of excellent food and beverage options in Finzels Reach and along Victoria Street, and is a short walk from Castle Park and Cabot Circus.

The impressive double height reception has been recently upgraded to provide a modern and contemporary welcome.

The works will include new end of journey, shower facilities have been installed in the basement to supplement the existing generous ratio.



SPECIFICATION

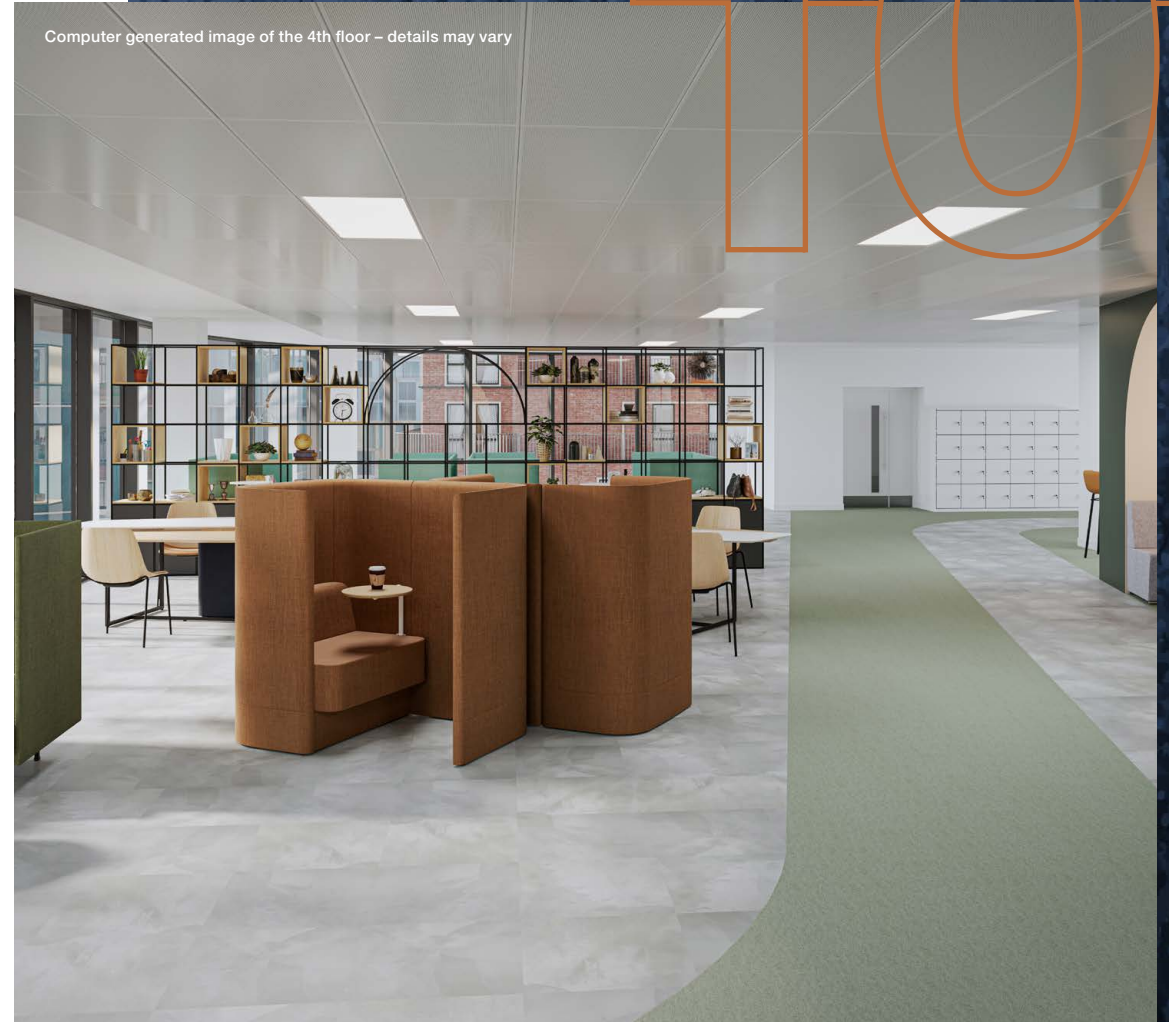


THE OFFERING

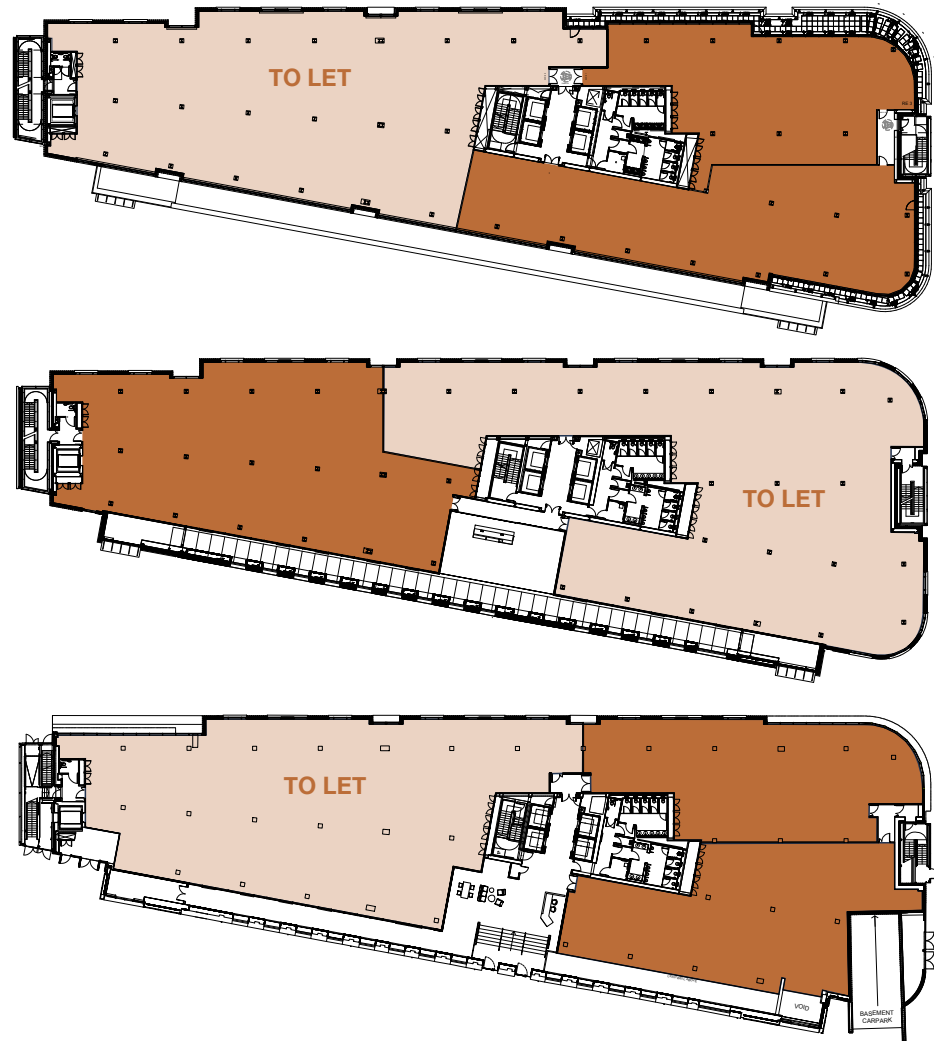
The available office accommodation provides high quality office accommodation available from 10,220 – 34,674 sq ft (950 – 3,222 sq m).

The space has been 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 5,000 sq ft. Please contact the joint agents for more details and plans highlighting potential splits.



AVAILABILITY



Part 4th Floor 10,975 sq ft (1,020 sq m)

Fully refurbished to a high specification, the 4th floor offers contemporary open-plan workspace with excellent natural light and attractive views over the river.

Part 1st Floor 13,479 sq ft (1,252 sq m)

To be fully refurbished to a high specification, the 1st floor will provide flexible open-plan office accommodation, creating an efficient workplace for modern businesses.

Part Ground Floor 10,220 sq ft (950 sq m)

To be fully refurbished to a high specification, the ground floor offers contemporary office accommodation with riverside views and the added benefit of a dedicated entrance directly from reception.

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TEMPLEBACK

All suites are available on new leases direct from the landlord and provide contemporary open-plan office accommodation designed to meet modern occupiers' requirements.

Floor	Sq Ft	Sq M
Part Fourth Floor	10,975	1,020
Part First Floor	13,479	1,252
Part Ground Floor	10,220	950

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 A.

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:

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10templeback.com



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