

TOWER WHARF

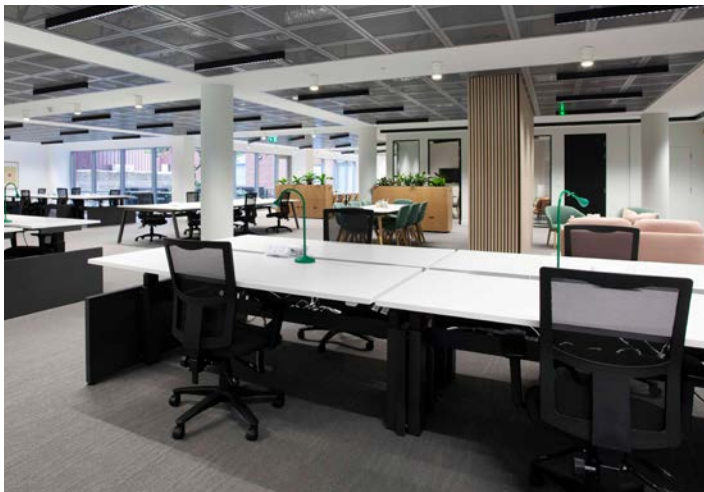
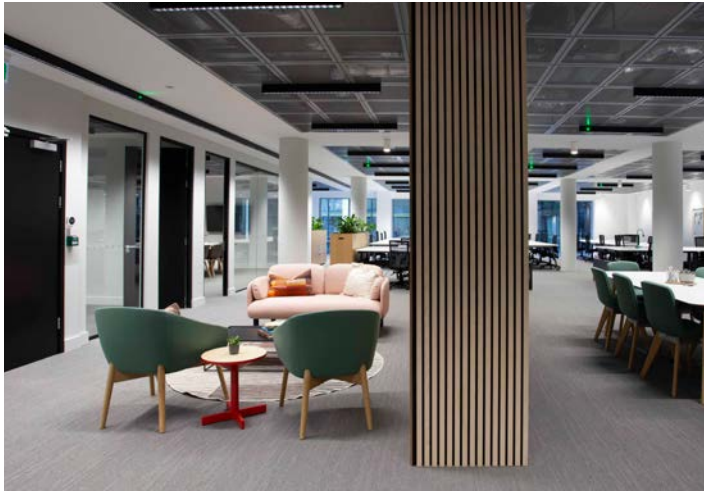
BRISTOL · BS2 0JJ

NEWLY REFURBISHED





Newly refurbished fitted ground floor
5,215 sq ft with large private terrace
Available to lease



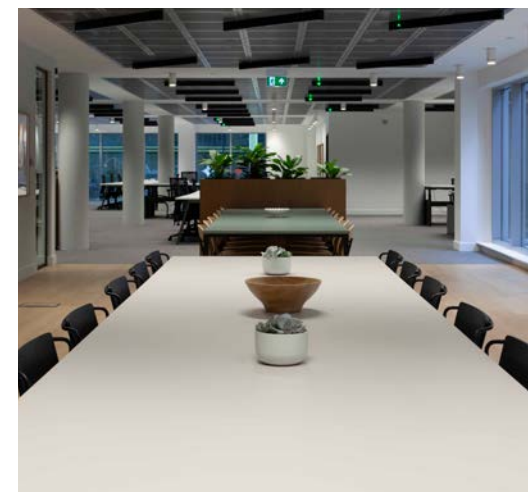
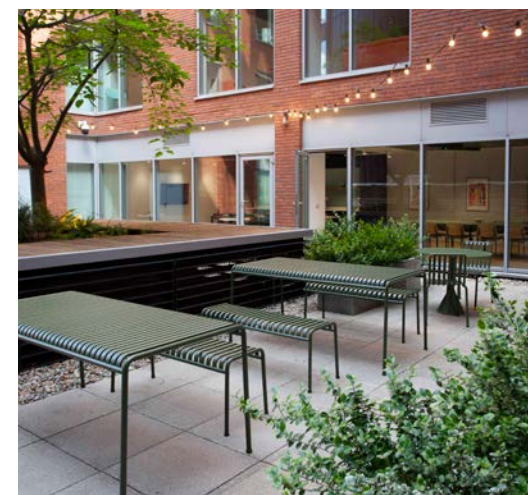
Fully fitted high specification office space in a waterside location in central Bristol.

Tower Wharf has undergone a substantial refurbishment which will deliver a stylish office suite with new air conditioning, LED lighting and EPC A. The part ground floor will be provided fully fitted and furnished making the transition to the building both efficient and cost effective.

The building benefits from an impressive reception and atrium, underground car parking, secure cycle racks, showers and lockers are provided.

Temple Meads station is accessed via a scenic Harbourside walk of only 11 minutes and Cabot Circus, the city's key shopping district, is a 9-minute walk through Castle Park. Finzels Reach is also located within a 5 minute walk. In addition the M32 is only a short drive from the building.

Tower Wharf provides an excellent work/life balance, with many occupiers of the building making the most of the running/walking/cycling opportunities around the Harbourside during the day.





SUSTAINABILITY



EPC rating -
Targeting A



Dedicated cycle parking and
end-of-trip facilities in secure
basement location



Floor to ceiling glazing improves
natural daylight and reduces use
of energy for lighting



The building is being decarbonised
and the ground floor suite will be
all electric

THE BUILDING



Refurbished reception
with four storey
atrium



On site
commissionaire



Three passenger lifts,
plus goods lift



Secure basement
car park with
ratio 1:1750 sq ft



Secure cycle space
with new shower and
locker facilities



DDA compliant

TECHNICAL SPECIFICATION



New VRF
air conditioning



Mixed of exposed
services and mesh
suspended ceilings



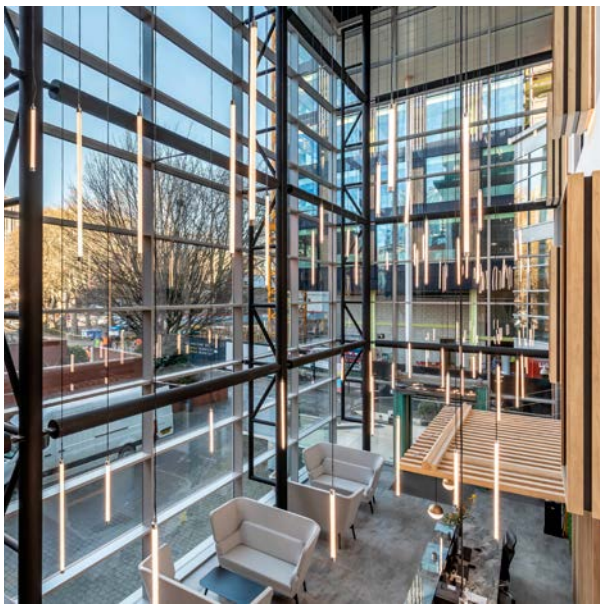
New LED lighting



Fully accessible raised
floors with 165mm
clear void

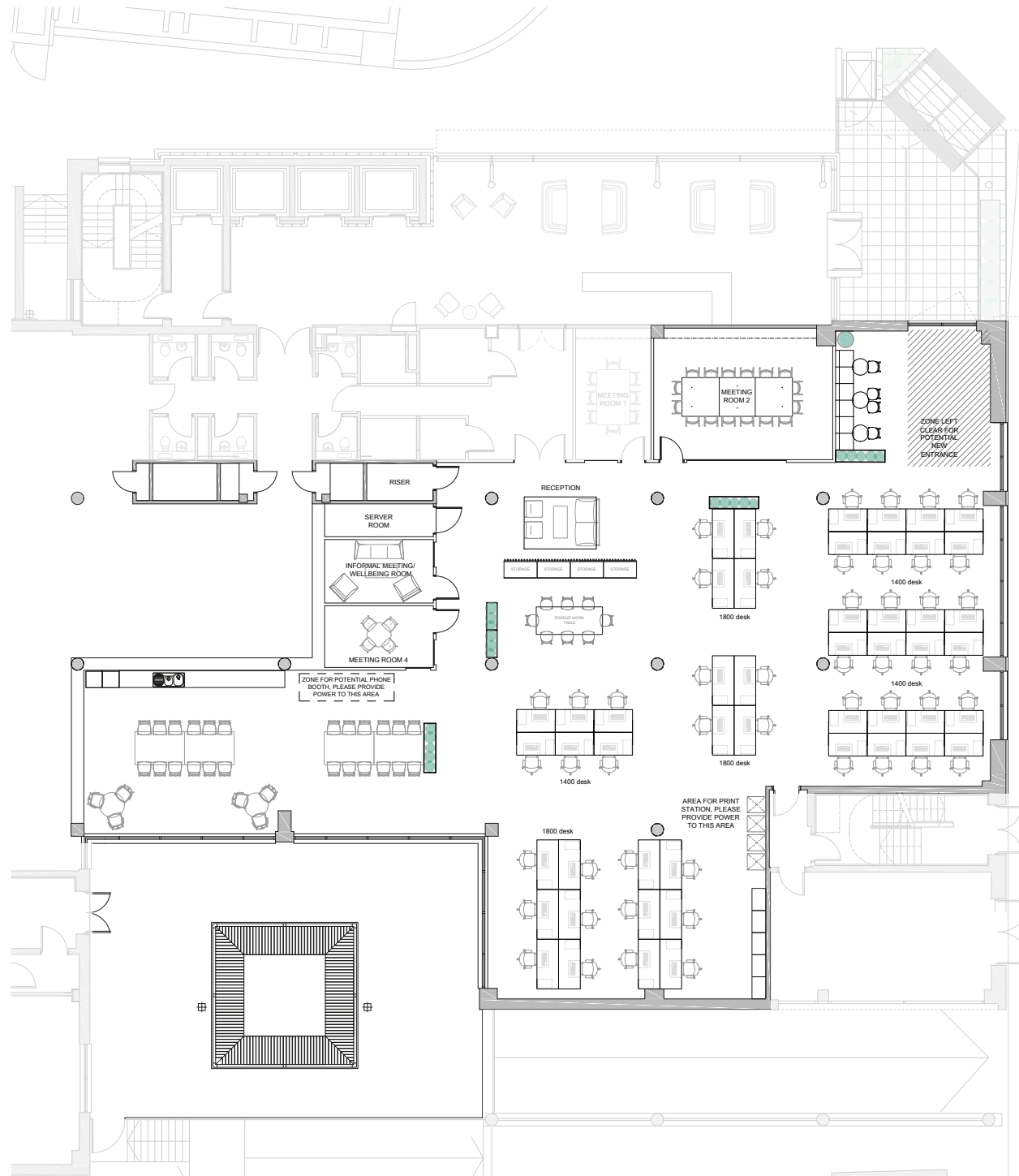


Floor to ceiling
height of 2.7m



GROUND FLOOR

5,215 sq ft (485 sq m)



CLIFTON & UNIVERSITY

FINZELS REACH

CASTLE PARK

M32

NCP

CABOT CIRCUS

TOWER WHARF
BRISTOL · BS2 0JJ

1

2

6

8

9

11

14

15

3

7

12

13

10

4

5

20

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LOCATION

10

- | | | | |
|----|----------------------------------|----|---|
| 1 | TLT | 11 | Bevan Brittan |
| 2 | Dyson | 12 | NFU Mutual, Mott MacDonald |
| 3 | Michaelmores, Allianz, XPS | 13 | DLUP |
| 4 | HSBC, PaymentSense, Evelyn, Arup | 14 | Clarke Willmott, Nordic Semi-Conductor |
| 5 | Bristol City Council | 15 | BT |
| 6 | Channel 4, English Heritage | 16 | Womble Bond Dickinson |
| 7 | Thrings, Ernst Young | 17 | OVO |
| 8 | BBC Studio, Barclays, BDO | 18 | Institute of Physics, Pax8, Canada Life |
| 9 | Osborne Clarke, Deloitte | 19 | Bank of Ireland |
| 10 | Mazars LLP | 20 | Temple Meads station |



TEMPLE MEADS TRAIN STATION

CASTLE PARK



LEFT HANDED GIANT BREWERY





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TEMPLE MEADS
TRAIN STATION

11 minutes walk
5 minutes drive



M32 JUNCTION 3

4 minutes drive



BRISTOL INTERNATIONAL
AIRPORT

25 minutes drive



CASTLE PARK

6 minutes walk



BRISTOL SHOPPING
QUARTER

9 minutes walk



FINZELS REACH

3 minutes walk





VAT

The building is elected for VAT.

EPC

Targeting EPC A.

LEASE

A new full repairing and insuring lease for a term to be agreed.

RENTAL

Upon application.

SERVICE CHARGE

A building service charge is payable to contribute towards the maintenance and upkeep of the common parts of the building.

VIEWING

Strictly by appointment through the agents.



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