



## Temple 1852

Temple Campus, Lower Approach Road, Temple Meads, Bristol, BS1 6QS

**Temple 1852 offers unique space in its design and creative hub located within the Temple Campus.**

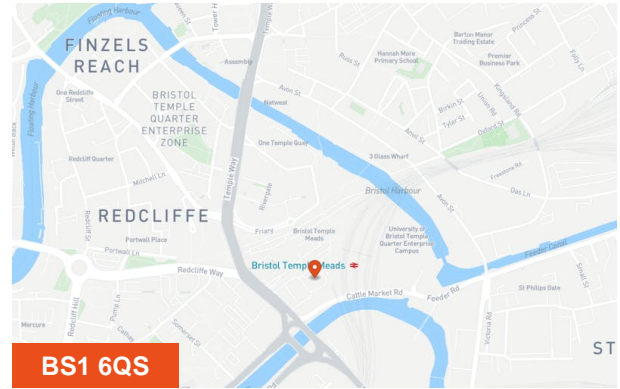
**1,776 sq ft**

(165 sq m)

- Communal kitchen and break out areas throughout the Temple Campus
- Brand new Clubspace within Temple 1852 - Bookable desks
- Bookable meeting rooms
- Secure cycle parking shower facilities onsite
- Car parking may be available on a separate licence agreement

## Summary

<b>Available Size</b>	1,776 sq ft
<b>Rent</b>	£84,320 per sq ft
<b>Service Charge</b>	N/A
<b>Car Parking</b>	£1,800 per space / annum Available on a separate rolling monthly licence basis at £1,800 pa plus VAT.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (104)



## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground - Unit B1	1,776	165	Available
<b>Total</b>	<b>1,776</b>	<b>165</b>	

## Description

Temple 1852 was built in a Jacobean style and with many of its architectural features still intact, its unique and rich heritage that has provided inspiration for the new interior. The premises offers a unique space in its design and creative campus with a large reception area, meeting room and atrium space for formal and informal breakout sessions. In addition a brand new Clubspace has opened at Temple 1852 on site where desks can be booked where required. The communal areas also offer shower facilities, communal kitchens in addition to an external and secure bike storage. All common areas have access to free Wi-Fi and superfast broadband in the building (direct IT contracts can be made with the provider Essensys).

The available accommodation is located on the lower ground floor (B1) at Temple 1852. The lower ground floor suite is accessed via its own separate entrance at ground level at the rear of the building, opposite the station. This suite boasts high ceiling height with double row of windows and skylights bringing in extra natural daylight, partitioned meeting rooms, fitted kitchenette and WCs within the demise. We also have a couple of smaller suites becoming available soon.

## Location

Temple 1852 was the original headquarters of Bristol and Exeter railway built in the 1800's. Located just yards from Brunel's beautifully designed railway station, known as Bristol Temple Meads it provides excellent connectivity to major cities. The complex is also positioned within close proximity to the city centre and has quick and easy access to the national motorway network via Temple Gate to the M32.

Temple 1852 shares its prime location with the creative office space at Temple Studios, and the two form part of the Temple Campus.



## Viewing & Further Information

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