



100 Temple Street

100 Temple Street, Bristol, BS1 6AG

Well Located, Open Plan Offices with New Building Reception

1,854 to 19,385 sq ft
(172.24 to 1,800.93 sq m)

- Brand New Reception Area
- Open Plan Office Accommodation
- Available Fully Furnished
- Shower and Cycle Facilities
- Proximity to Temple Meads Station
- Concierge
- Suspended ceilings and full access raised floors

Summary

Available Size	1,854 to 19,385 sq ft
Rent	Rent on application
Business Rates	N/A
Service Charge	N/A
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D



Description

The accommodation available within 100 Temple Street comprises open plan offices. The building was substantially overhauled to provide modern work space for the principal occupier Bristol City Council and provides an efficient, adaptable layout, available fully fitted and furnished if required.

As part of recent letting activity, a new reception area has been created at Ground Floor level to provide access to all accommodation to be leased which delivers a high-quality environment and a significant upgrade to the arrival experience offered by the building. Having been conceived as a next generation workplace for the city council, the building already offers extensive end of journey facilities including secure bike storage, shower and amenity area and access to shared catering facilities on site.

Location

100 Temple Street offers an exceptional location at the junction of Victoria Street and Temple Way, overlooking Temple Quay and Temple Meads Station. The building offers immediate access to rail and bus connections and is a short walk from the amenities of Finzels Reach and beyond that Broadmead and Temple Quay.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd - 3rd Floor South	17,531	1,628.68	Available
4th - 4th Floor North	5,350	497.03	Under Offer
Ground - Ground Floor North	1,854	172.24	Available
Total	24,735	2,297.95	

Viewing & Further Information

Chris Grazier

0117 923 9234 | 07788 105 578

chris.grazier@htc.uk.com

Freddie Myatt

0117 923 9234 | 07385 045218

Freddie.Myatt@htc.uk.com

Natalie Bennett

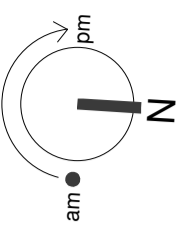
0117 946 4534 | 07799 773808

natalie.bennett@htc.uk.com

Paul Williams (Avison Young)

0117 988 5301 | 07775 805164

paul.williams@avisonyoung.com



- Timber veneered ribbed cladding to match reception desk recess and wall panel
- Timber veneered ribbed cladding to align with desk and bulkhead
- Metal wall-mounted signage
- Bulkhead painted to match reception desk colour
- Feature lighting to bulkhead
- Plasterboard ceiling above reception painted white
- White plaster-effect vinyl wallcovering
- Raised ceiling with linear mineral fibre suspended ceiling tiles in varying widths
- Timber veneered ribbed cladding to match reception desk recess and wall panel

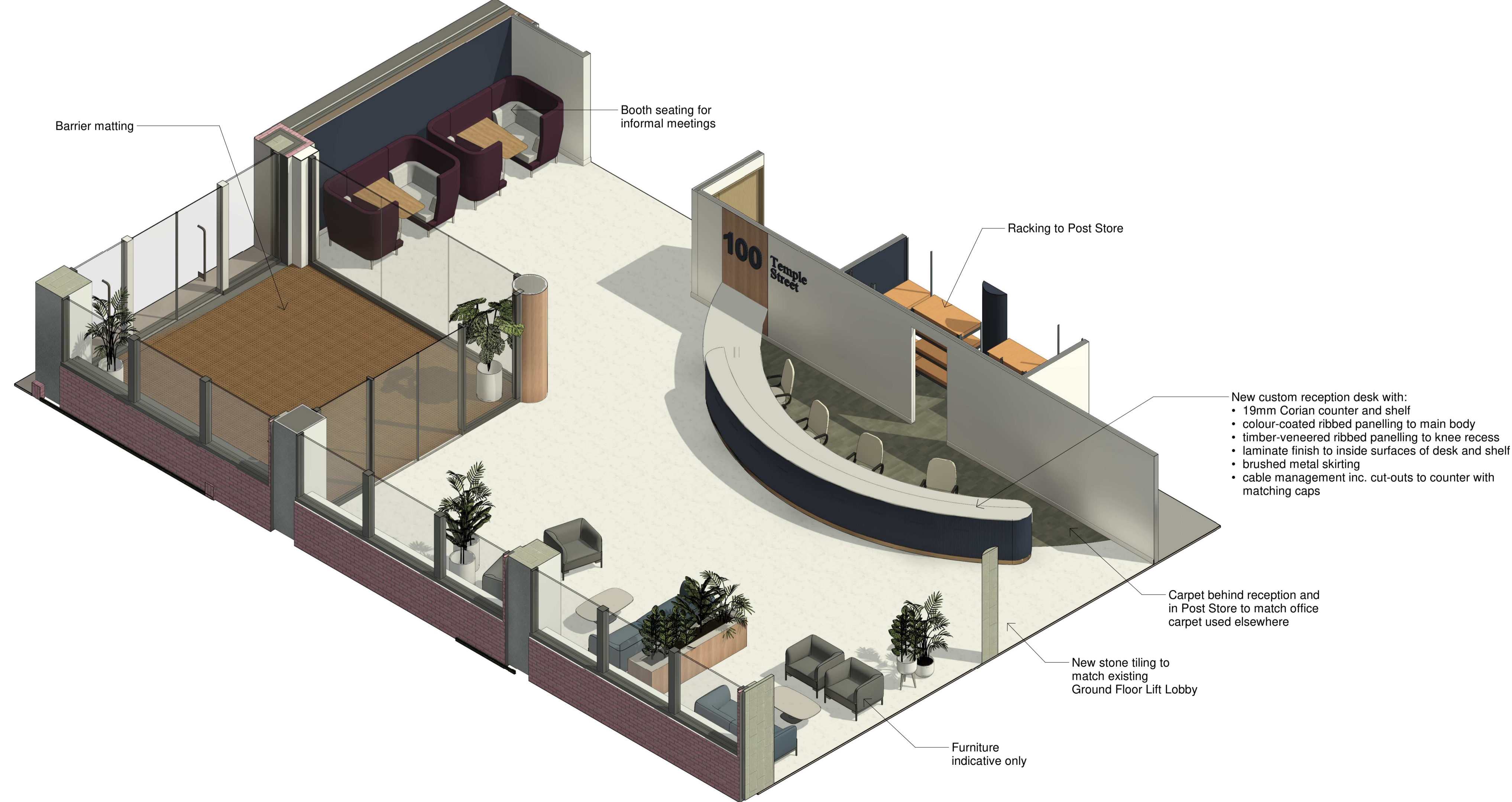


View from Lobby to Reception Desk

- All existing painted surfaces redecorated
- Existing laminate faced boxing to perimeter heating to be replaced
- Existing MDF panels retained and re-painted
- Timber veneered cladding to upstand
- New glazed lobby with sliding doors and graphic manifestation
- Timber veneered ribbed cladding to match reception desk recess and wall panel
- Wall painted to match main reception desk colour
- Raised ceiling with linear mineral fibre suspended ceiling tiles in varying widths
- Bulkhead painted to match reception desk colour
- White plaster-effect vinyl wallcovering



View of Reception from Temporary Partition



Barrier matting

Booth seating for informal meetings

Racking to Post Store

- New custom reception desk with:
 - 19mm Corian counter and shelf
 - colour-coated ribbed panelling to main body
 - timber-veneered ribbed panelling to knee recess
 - laminate finish to inside surfaces of desk and shelf
 - brushed metal skirting
 - cable management inc. cut-outs to counter with matching caps

Carpet behind reception and in Post Store to match office carpet used elsewhere

New stone tiling to match existing Ground Floor Lift Lobby

Furniture indicative only