



**TO LET**

Prime Grade A Refurbished Office Space

8,208 sq. ft. (769.5 sqm)

BS1 6DG





**DESCRIPTION**

A comprehensively refurbished, centrally located prime Grade A office building adjacent to Bristol Temple Meads Railway Station.

One The Square is a high quality office building with its own prominent ground floor entrance off The Square. There is a variety of local amenities including Philpotts and Double Puc sandwich shops, a Starbucks coffee shop, Wetherspoon's, Greggs, and a local convenience store.



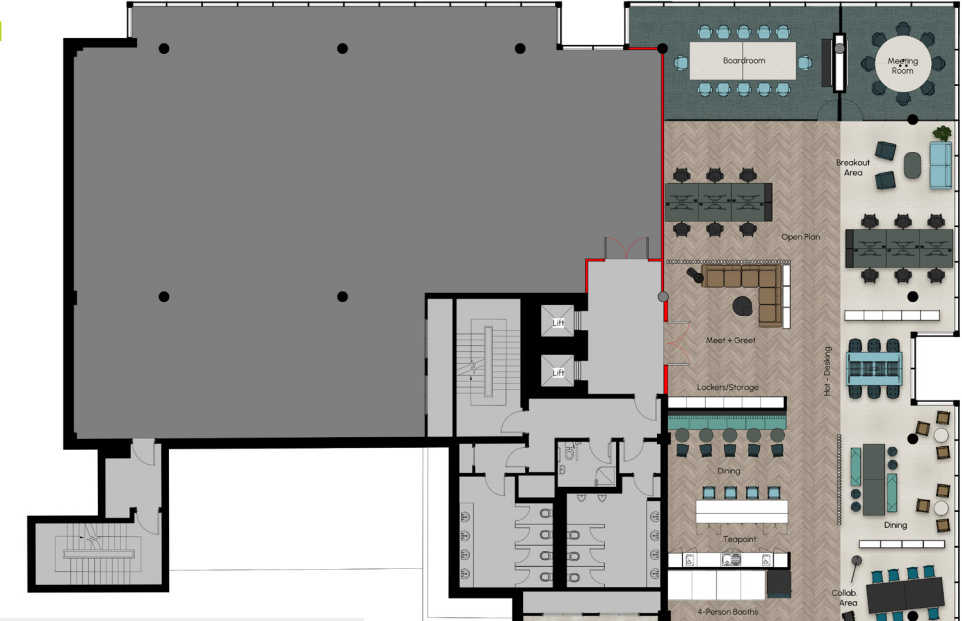
**ACCOMMODATION**

The premises benefit from the following floor area:

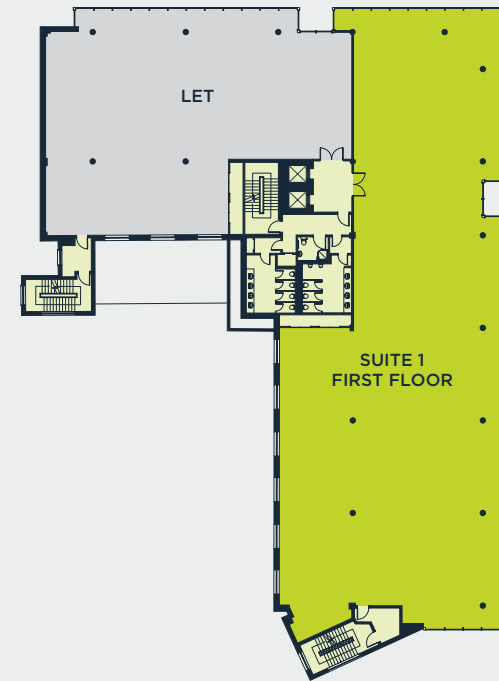
	Sq Ft	Sq M
First Floor	8,208	762.5
<b>Total</b>	<b>8,208</b>	<b>762.5</b>

All figures are measured on a NIA basis.

**FIRST FLOOR INDICATIVE FIT OUT PLAN**



**FIRST FLOOR**

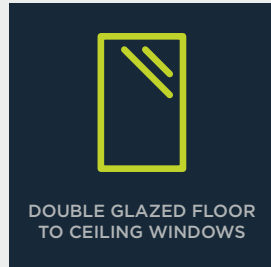




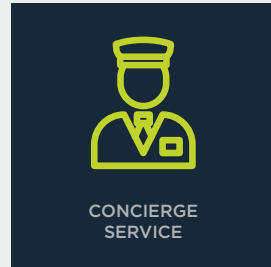


### SPECIFICATION

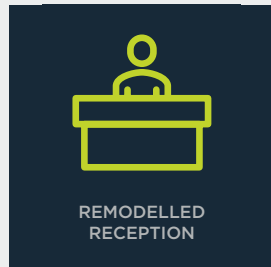
One The Square benefits from a new building entrance and a remodelled reception which provides a high profile and welcoming entrance with onsite concierge.



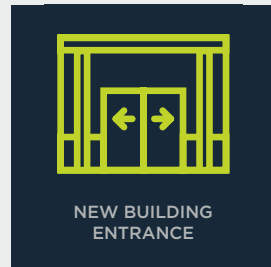
DOUBLE GLAZED FLOOR TO CEILING WINDOWS



CONCIERGE SERVICE



REMODELLED RECEPTION



NEW BUILDING ENTRANCE

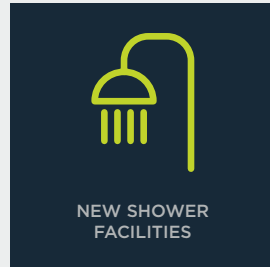


### SPECIFICATION

In addition to a remodelled reception One The Square also benefits from refurbished common parts including upgraded WC facilities, new basement shower block and drying room, new, secure bicycle parking and secure basement car park with good parking ratio.



REFURBISHED WC'S



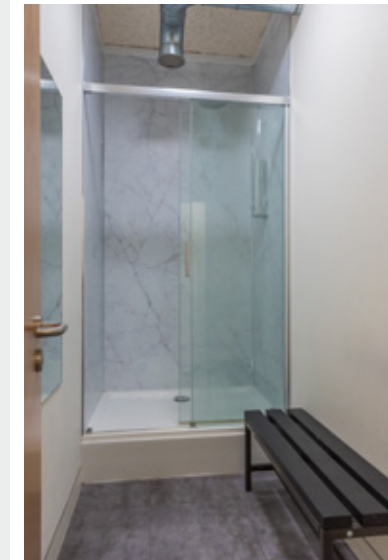
NEW SHOWER FACILITIES



SECURE BASEMENT CAR PARKING



NEW BIKE PARKING

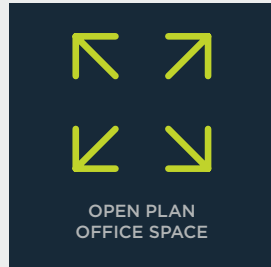






### SPECIFICATION

One The Square has been comprehensively refurbished to a high standard throughout. This includes fully refurbished four pipe fan coil air conditioning, full access raised floors, new metal ceiling tiles with recessed LED lighting and redecorated throughout.



OPEN PLAN OFFICE SPACE



NEW METAL CEILING TILES



RECESSED LED LIGHTING



REFURBISHED AIR CONDITIONING



### LOCATION

The property is well located in the heart of Temple Quay, a thriving business location, within a 2 minute walk of Temple Meads Railway Station.

Temple Meads provides a regular train service to London Paddington, Cardiff, Birmingham, and the South West.

The property also benefits from good road communications, located just off Temple Way which provides access to the M32.

### BRISTOL AERIAL MAP KEY

- ① Bristol Temple Meads Train Station
- ② Harts Bakery
- ③ Engine Shed
- ④ M&S
- ⑤ Harbourside
- ⑥ Queen Square
- ⑦ Greggs
- ⑧ Starbucks
- ⑨ Knight's Templar
- 🚢 Ferry Stop
- ⑩ Double Puc
- ⑪ Veeno
- ⑫ Spoke & Stringer
- ⑬ Ibis hotel
- ⑭ Sainsburys
- ⑮ Mokoko
- ⑯ Temple Square  
(Street Food Market Tues & Thurs)







Cabot Circus	0.6 miles	13 mins
Queen Square	0.8 miles	12 mins
Bristol Harbourside	0.8 miles	12 mins
Whapping Wharf	1 mile	14 mins
Park Street	1.2 miles	18 mins

\* Source Google



City Centre	18 mins
Wapping Wharf	27 mins
Hotwells	36 mins
SS Great Britain	45 mins

\* Source Bristol Ferry Boat



LOCATION



M32 Motorway	1.6 miles	6 mins
M4 Motorway	7 miles	15 mins
Bristol Airport	8.8 miles	19 mins
Bath	13 miles	35 mins
Cheltenham	42.6 miles	48 mins
Cardiff	44 miles	54 mins
Reading	77 miles	1hr 25 mins
Exeter	80 miles	1hr 36 mins

\* Source Google

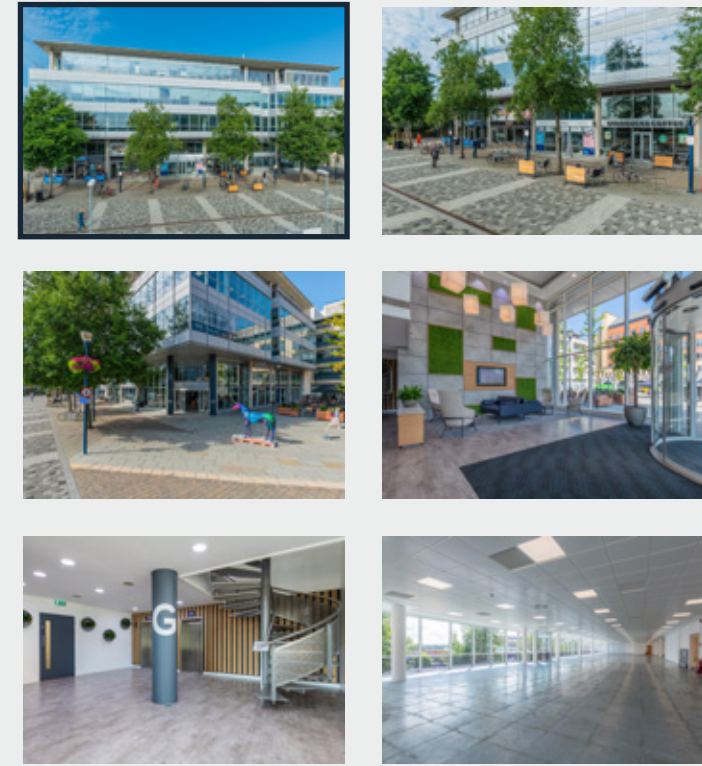


Bath Spa	11 mins
Swindon	38 mins
Cardiff Central	45 mins
Exeter	59 mins
Reading	1hr 9 mins
Birmingham New Street	1hr 21 mins
London Paddington	1hr 37 mins

\* Source Trainline



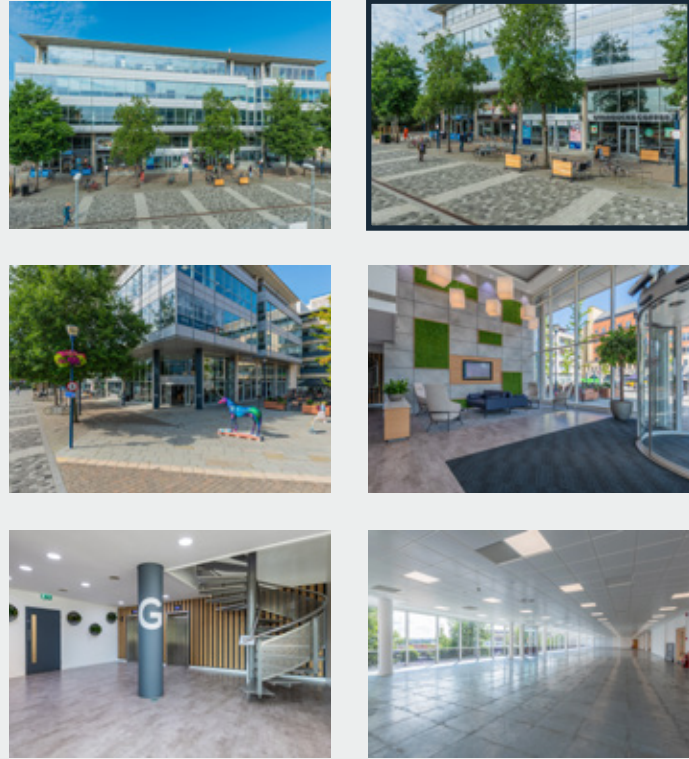
GALLERY: BUILDING



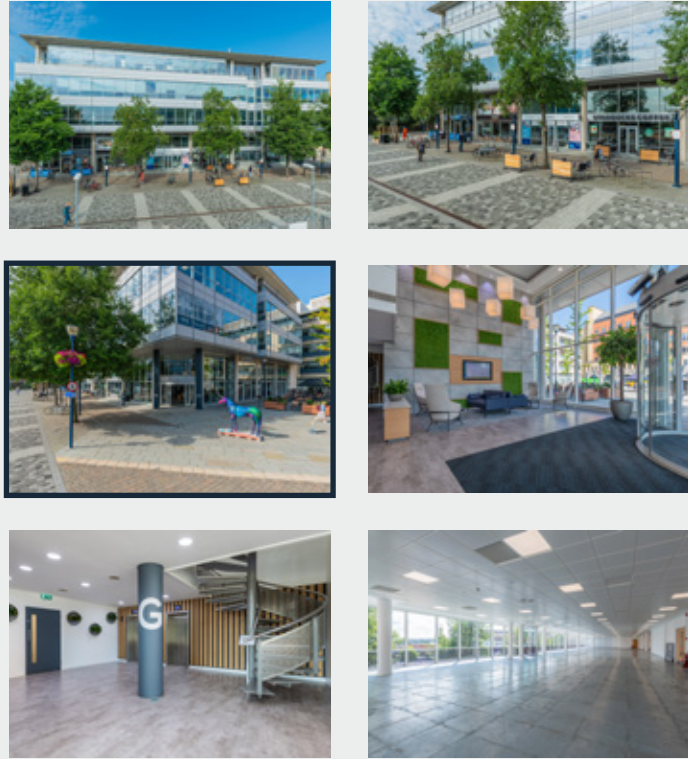




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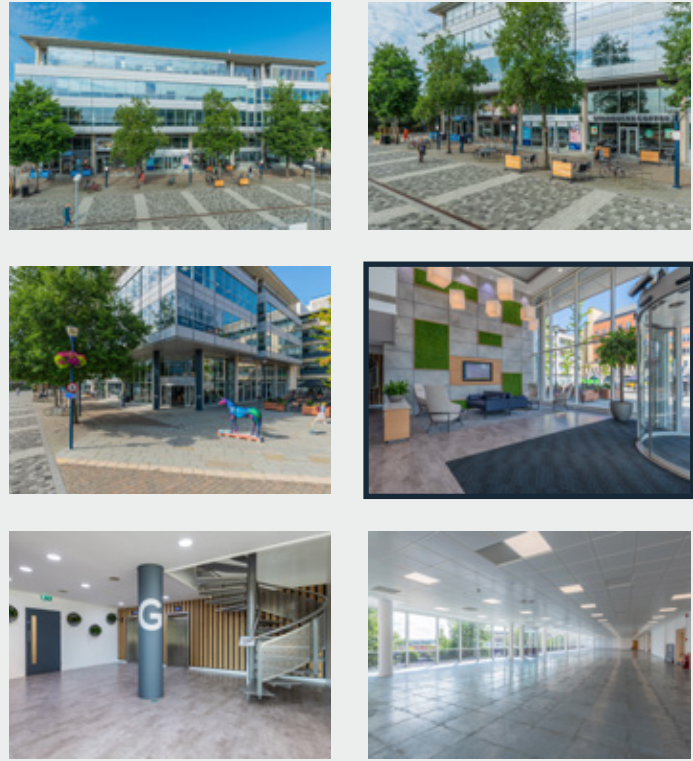
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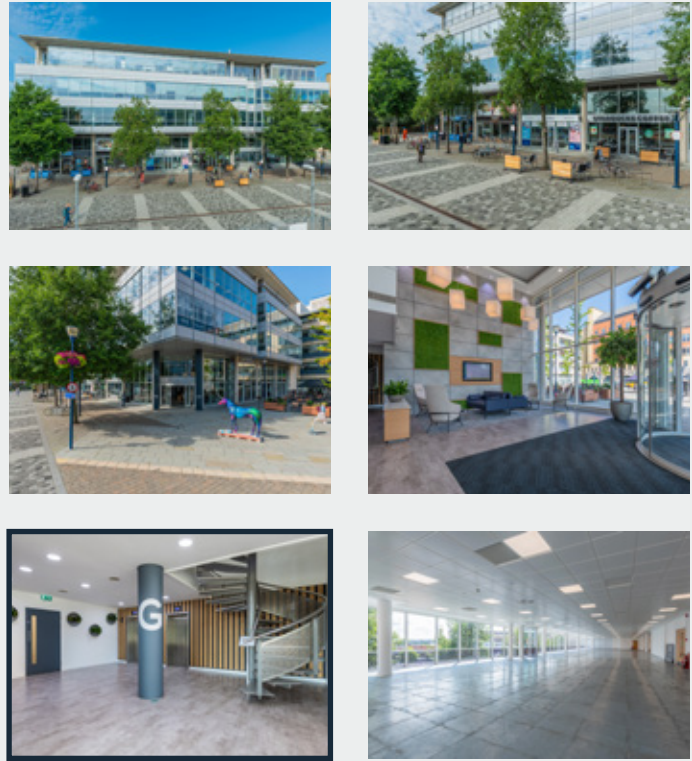




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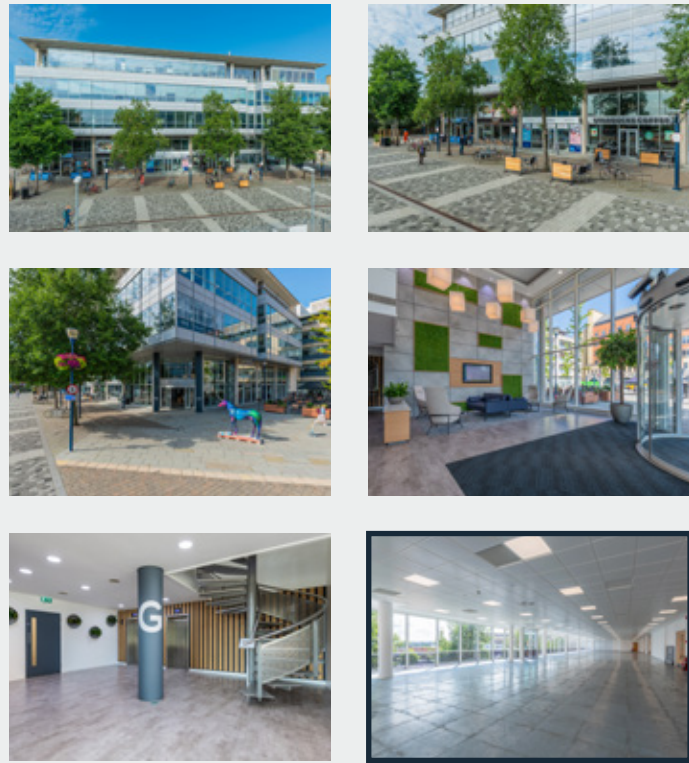
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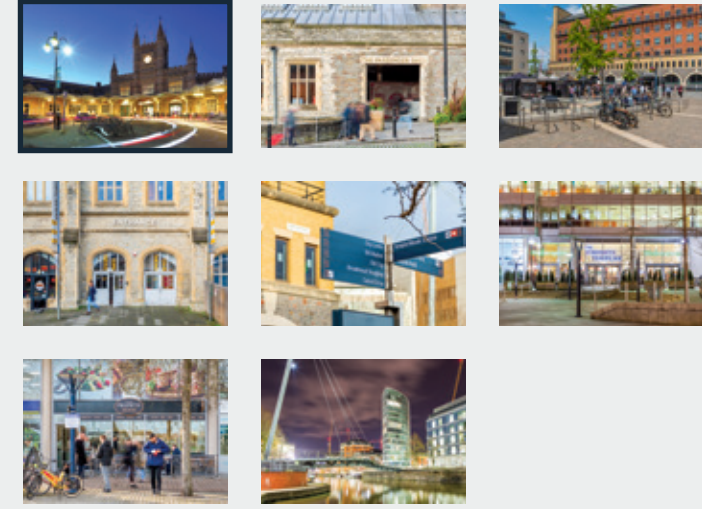




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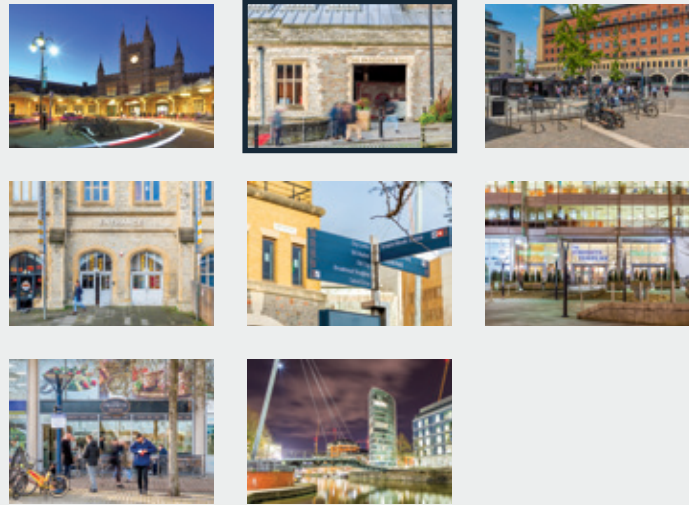
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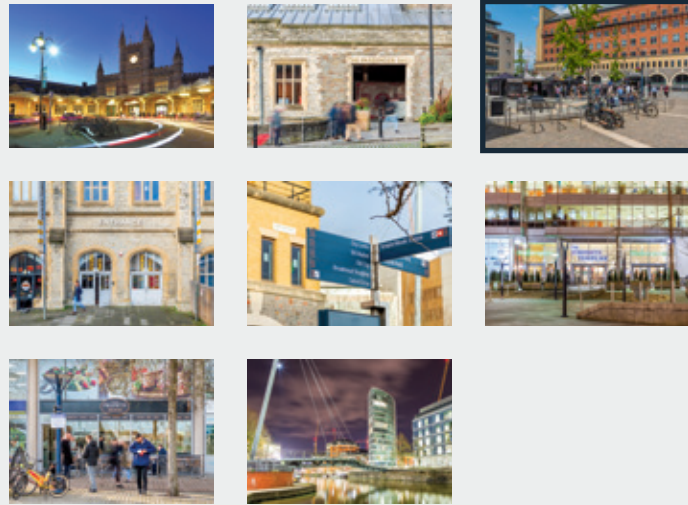




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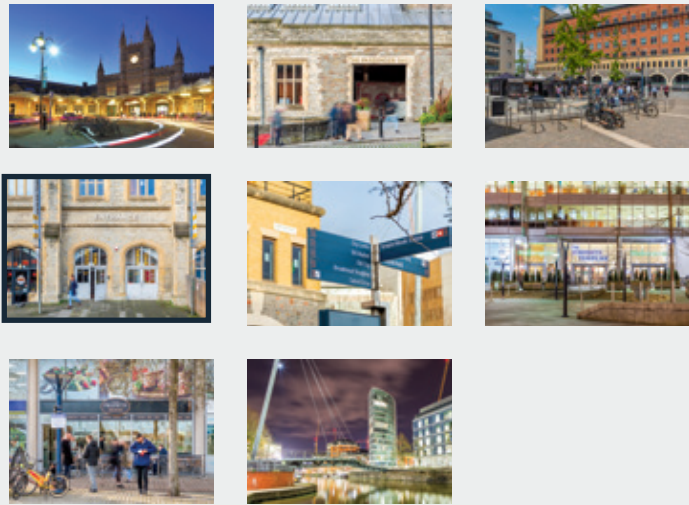
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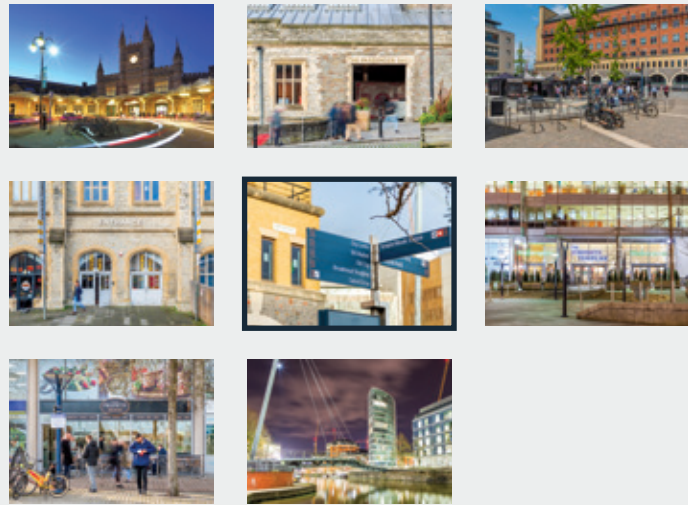




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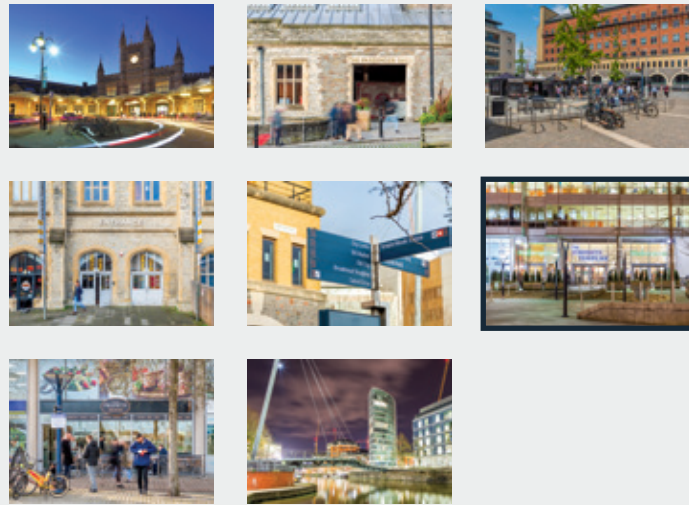
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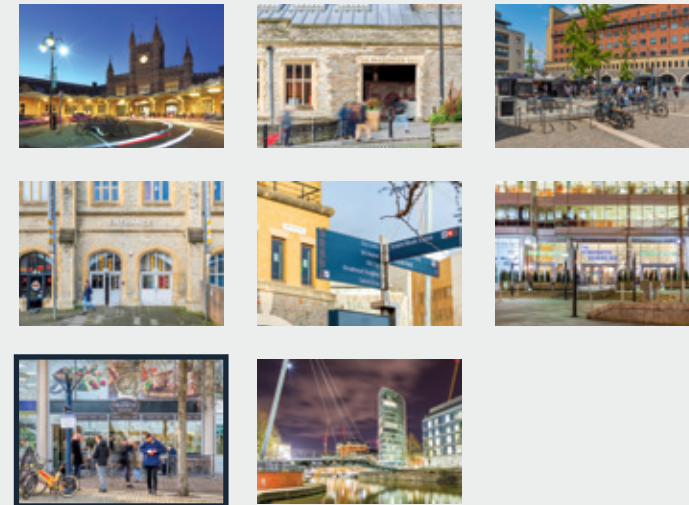




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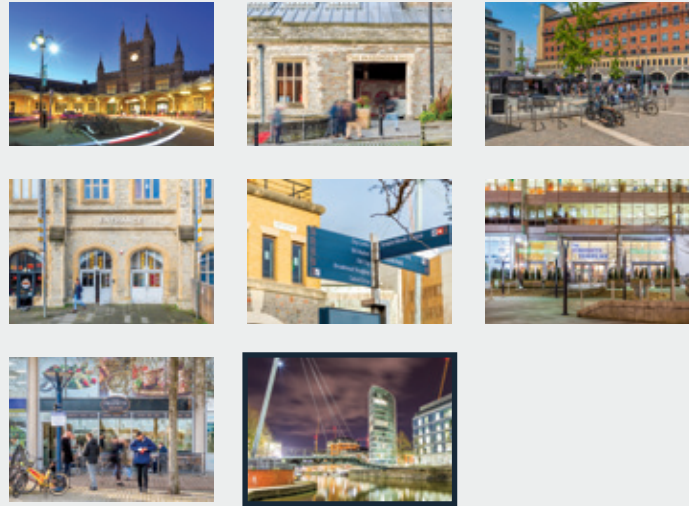
GALLERY: LOCATION







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TERMS

The accommodation is available either as a whole, as individual floors, or as split floors on a new effectively full repairing & insuring lease/s (via a service charge) for a term of years to be agreed.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website: [www.voa.gov.uk](http://www.voa.gov.uk)

VAT

All figures quoted are exclusive of VAT.

EPC

EPC = B49

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by prior appointment through the joint agents.

IMPORTANT NOTICE:

These particulars do not constitute an offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and purchasers must satisfy themselves as to their accuracy. No person representing Lambert Smith Hampton or CBRE has any authority to make any representation or warranty whatever in respect of the property. All measurements are approximate. Under the Finance Acts 1989 & 1997, VAT may be levied on the rent.

Designed by Moose Studios Ltd - 0117 950 8445 - January 2024

CONTACT:

For further information please contact:



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