



TOWER WHARF | BRISTOL

It's all about location...





Tower Wharf's second floor offers superb air conditioned accommodation in the heart of the city.



Location

Tower Wharf is a stunning headquarters office building in one of the best locations in the city centre, overlooking the floating harbour in the heart of the city and adjacent to the expanding Enterprise Zone. It allows easy access to both Bristol Temple Meads train station and the shopping centre of Cabot Circus - one of the largest regional shopping destinations in the UK. Temple Meads is accessed via a scenic Harbourside walk of only 7-8 minutes and Cabot Circus is 4-5 minutes walk through Castle Park. In addition, the M32 is only a short drive from the building.

All of this combines to provide 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.



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Tower Wharf's large, bright office accommodation provides an efficient working environment capable of meeting every modern occupiers needs.

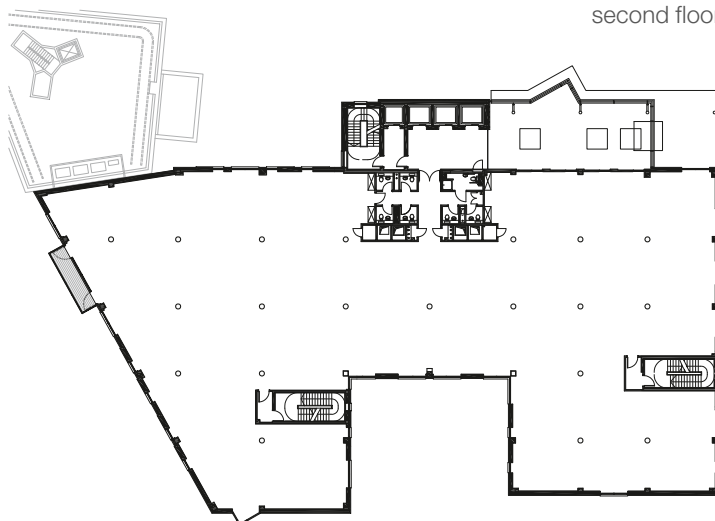


Indicative photography

Specification

Tower Wharf has a high technical specification and offers bright and spacious floorplates.

A further 6,425 sq ft is available on the part 1st floor.



2nd Floor
13,613 sq.ft. (1,264.64 sq.m.)
9 parking spaces

Technical specification

- Four pipe fan coil air conditioning
- Suspended ceilings with LED lighting
- Fully accessible raised floors with 165mm clear void
- Floor to ceiling height of 2.7m
- Existing high quality fit-out on the second floor




Common parts

- Refurbished reception with four storey atrium
- Refurbished/upgraded lift lobbies and toilets
- On site commissionaire
- Three passenger lifts, plus goods lift
- Shower facilities on all floors
- Secure basement car park and cycle spaces/lockers

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Amenities

- 1 Premier Inn
- 2 Novotel
- 3 Hilton Garden Inn
- 4 Bristol Marriot
- 5 Ibis
- 6 Redcliffes Café
- 7 Bella Vista
- 8 Pret A Manger
- 9 Baristas
- 10 Friska
- 11 Philpotts
- 12 Subway
- 13 Marco's Italian
- 14 Cote
- 15 Picolino's
- 16 Sandwich Box
- 17 Bridge Inn
- 18 Friska
- 19 Philpotts/Starbucks
- 20 Spicer & Cole
- 21 Tesco
- 22 Newsagent
- 23 The Galleries
- 24 McColls
- 25 Pure Gym
- 26 Harvey Nichols
- 27 Showcase Cinema
- 28 Leisure Club
- 29 House of Fraser
-  Ferry Stop
-  Bus Stop
-  Parking



- TLT Solicitors
- Clarke Wilmott
- EDF/BDO/Barclays
- Ernst & Young/Mercer/Thrings
- DAC Beachcroft
- Bristol City Council
- Bevan Brittan
- NFU Mutual
- HMRC
- DAS
- University of Law/Institute of Physics
- OVO Energy
- Deloitte
- Osborne Clarke
- RBS/Womble Bond Dickinson
- Natwest
- Bank of Ireland
- HM Government
- Regus
- IBM/Halcrow
- Burges Salmon
- Simmons & Simmons/Mewburn Ellis



Sustainability

- BREEAM rating of 'Excellent'
- EPC rating of C (52)

Amenities

Tower Wharf offers the ability to be within very close proximity to the retail/leisure hub of Cabot Circus and the traditional core of the city centre with its associated amenities. Coupled with the waterfront location and Castle Park being on the doorstep, Tower Wharf really does offer excellent facilities for staff and visitors alike and should be the preferred choice of the modern employer who has their employees well being at the heart of their business.



In the heart of the city; either before, during or after work the excellent city centre local amenities offer you all you will ever need.



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www.towerwharf.co.uk

Sat Nav Ref. BS2 0JJ



0117 917 2000

www.colliers.com/uk/offices



On behalf of:

PICTON

Jay Cable

jay.cable@picton.co.uk



0117 926 6666

www.lsh.co.uk

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