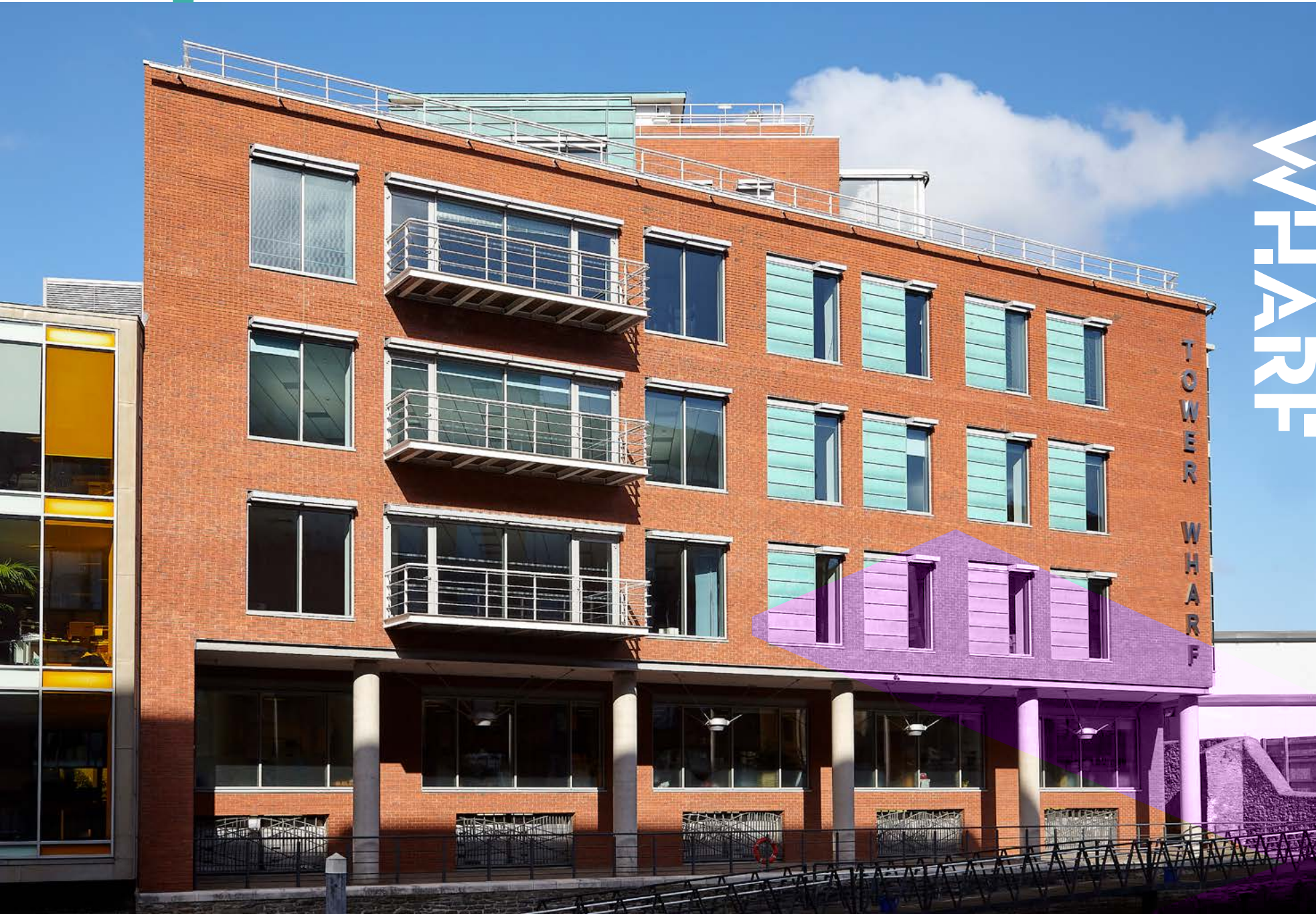


TO LET

4

TH FLOOR, PRIME OFFICE SPACE

10,719 SQ FT (995.8 SQ M) 7 CAR PARKING SPACES AND OUTSIDE TERRACED AREAS



TOWER
WHARF

BRISTOL
BS2 0JJ



CGI of remodelled reception.



DESCRIPTION

Tower Wharf is a high profile, 6 storey building providing prime office accommodation with flexibility. The elevations face the waterfront to one side and allow for excellent natural light. The property benefits from a prominent well managed reception area which is currently undergoing refurbishment.

LOCATION

The building is well situated in Bristol City Centre on Cheese Lane, off Passage St and adjacent to the Waterfront. The popular Finzels Reach development is opposite and offers a variety of retail and leisure facilities, including the Left Handed Giant Brewhouse, Spicer and Cole Café and a new Premier Inn. Temple Meads Train Station is under a 10 minute walk and there is immediate access to the inner ring road which leads to the M32. Cabot Circus, Bristol's main shopping destination is also within easy walking distance and this provides a whole host of retail, leisure and accommodation options.



CGI of remodelled reception.



SPECIFICATION

- 4 pipe fan coil air conditioning
- Full access raised floor
- Male, female, & disabled WC's plus shower on each floor
- Suspended ceiling with LED lighting
- Shower and amenity block planned for the basement
- Three passenger lifts, plus goods lift
- 7 car parking spaces (1:1,531 sq ft) and cycle parking
- Fully fitted with desking and collaboration areas (optional)



- Board Room
- Meeting Room
- Balcony
- Kitchen & Dining
- WC & Showers

ACCOMMODATION

FLOOR	SQ FT	SQ M	PARKING SPACES
Fourth	10,719	995.8	7



AVAILABILITY

The premises are available by way of a sub lease to January 2023, or assignment to January 2028.

LEGAL COSTS

Each party to bear their own legal costs.

RENT

On application.

ENERGY RATING

EPC C.



CONTACT INFORMATION

For further information or to view the property please contact:



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