



## 4<sup>th</sup> Floor, Tower Wharf, Bristol BS2 0JJ

- 10,719 sq ft (approx.)
- Fully fitted space
- Short or long term flexible lease
- High Profile and Prominent
- Modern Air Conditioned Open Plan Offices
- Full height Reception and Entrance
- 7 Car Parking spaces
- Balconies with waterfront views
- Close to local hotel, amenities, bars and restaurants

# TO LET Bristol

4<sup>th</sup> Floor, Tower Wharf,  
Cheese Lane, Bristol BS2 0JJ



## Description

Tower Wharf is situated adjacent to the waterfront, off Passage Street, a main thoroughfare through the city centre which provides access to the inner ring road and motorway network beyond. Located just 9 mins walk from Bristol Temple Meads Railway Station, and within close proximity to retail/Leisure hub of Cabot Circus. Further amenities such as Spicer Cole and the Marriott and Premier Inn hotels are close by. Tower Wharf is situated in the heart of Bristol City Centre.

A landmark building, the six storey office with basement parking is high profile and has predominately brick and glazed elevations providing good natural light to the open plan flexible office space inside.

An impressive full height entrance and reception will shortly be remodelled.

## Specification

- 4 pipe fan coil air conditioning
- Full access raised floor
- Male, female, & disabled WC's plus shower on each floor
- Suspended ceiling
- 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 offices with desking and collaboration areas

## Availability

The premises are available by way of a short sub lease until 17<sup>th</sup> January 2023, or a longer assignment until 17<sup>th</sup> January 2028.

## Legal Costs

Each party to bear their own legal costs.

## Accommodation

Floor	Details	Min Size Sq ft	Max Size Sq ft	Status
4 <sup>th</sup> Floor	Offices	10,719	10,719	Available

## Lease Information & Charges

<b>Available From</b>	<b>Tenure</b>	<b>Rent</b>
Immediately	Leasehold	On Application
<b>Rateable Value</b>	<b>Service Charges</b>	
On application	On application	

## Energy Rating

TBA

## Contact Information

For further information or to view the property please contact:

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