

ONLY  
ONE SUITE  
REMAINING

# TWO TRINITY QUAY

HIGH QUALITY REFURBISHED OFFICE SPACE IN A PRIME BRISTOL WATERSIDE LOCATION



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# HIGH QUALITY WATERSIDE OFFICES

ONLY ONE SUITE REMAINING

7,736 SQ FT (718.7 SQ M)

Two Trinity Quay is a modern Grade A office building comprising high quality fully refurbished office space arranged over ground and 6 uppers floors, with double height reception and secure basement car parking.







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## AT THE HEART OF THE CITY

Two Trinity Quay is situated on Avon Street in the Temple Quay area of Bristol city centre offering immediate access to Temple Way and the A4044 inner circuit ring road which connects to the M32 and the national motorway network. Temple Meads main line railway station is less than 5 minutes walk and provides direct services to London Paddington, the Midlands & South Wales. There is also an Ibis hotel close by and a range of amenities on the door step including Double Puc and Starbucks coffee shops, the Knights Templar pub and Veeno Italian restaurant.

BS2 OPT



- A St Nicholas Market
- B Hilton Garden Inn
- C Broadmead
- D Castle Park

- E Knights Templar
- F Philpotts Temple Quay
- G Starbucks Temple Quay
- H Bristol Marriott

- I Double Puc Café
- J Cabot Circus
- K Gardiner Haskins
- L Veevo Temple Quay

- M Temple Meads Railway Station
- N Ibis Hotel on Temple Quay

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# GRADE A REFURBISHMENT

The building is a modern 7 storey office building which has been fully refurbished to a high standard. The building benefits from a dual aspect double height ground floor manned reception, new male and female shower and changing facilities at ground floor level, basement car parking and is served by 5 passenger lifts.

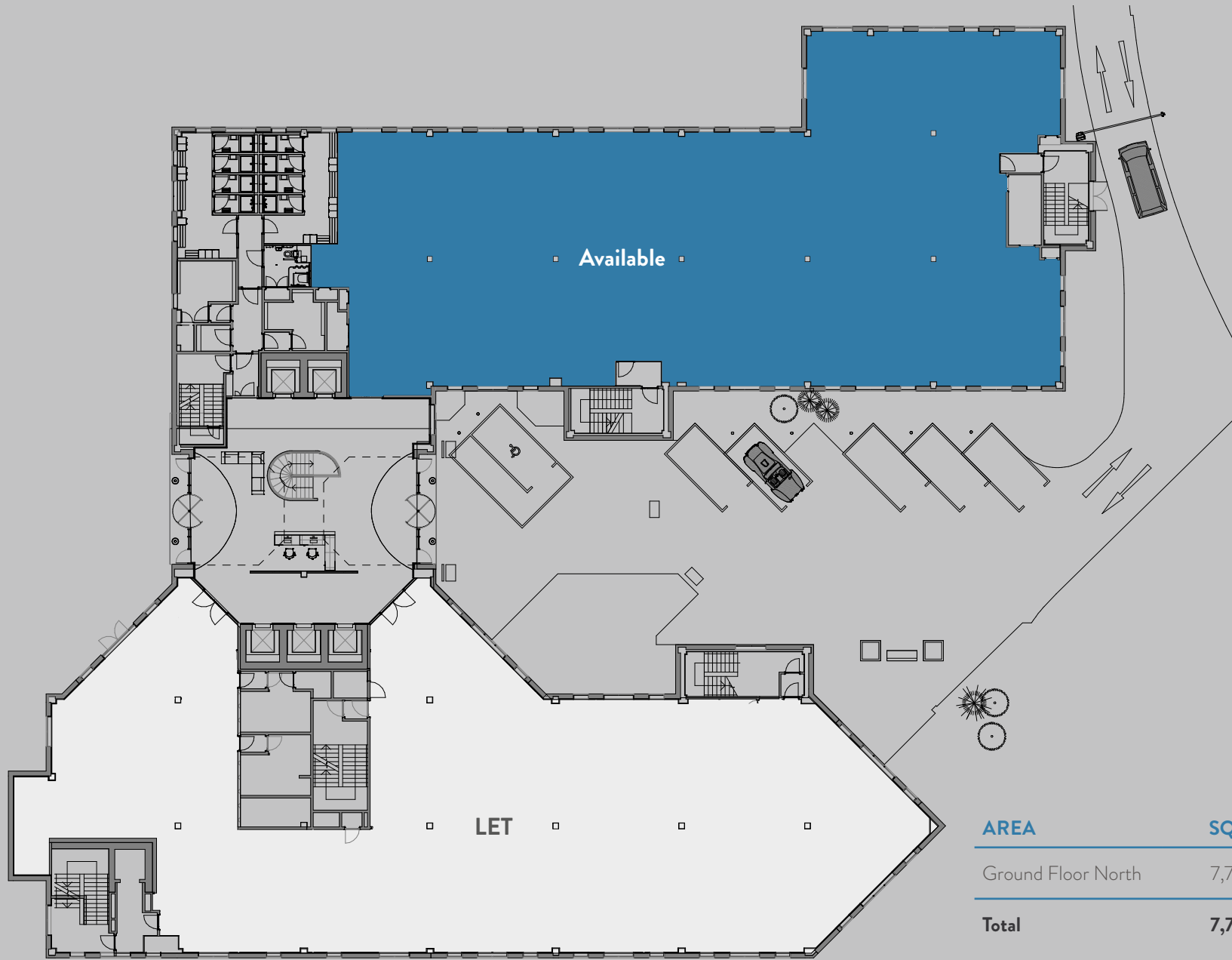
The office space benefits from the following specification:

- ↑ Full raised access floors
- ☒ Suspended ceilings with perforated metal tiles
- 💡 Recessed LED lighting
- ☒ Double glazed windows
- 🛒 4 pipe fan coil air conditioning designed to 1:6 sq m
- 🕒 24 hour access
- 🚗 5 car parking spaces equivalent to an excellent ratio of 1:1,547 sq ft
- ♿ 3 disabled parking spaces
- 🚲 Secure cycle storage for 70 bikes
- 📶 EPC rating - C (74)



Indicative photography





**Ground Floor**

AREA	SQ FT	SQ M
Ground Floor North	7,736	718.7
<b>Total</b>	<b>7,736</b>	<b>718.7</b>

Floor areas are measured on a net internal basis in accordance with the RICS Property Measurement, 2nd Edition.

# TWO TRINITY QUAY

BS2 0PT

## Tenure

The office is available on a new full repairing and insuring lease, by way of a service charge, for a term of years to be agreed.

## Rent

On application to the agents.

## Service Charge

Further information available upon request.

## Business Rates

Interested parties are advised to make their own enquiries with the local billing authority as to the exact rates liability.

## VAT

The rent on 2 Trinity Quay is not currently subject to VAT.

## Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

## Viewing

For further information contact the joint agents:

**CBRE**

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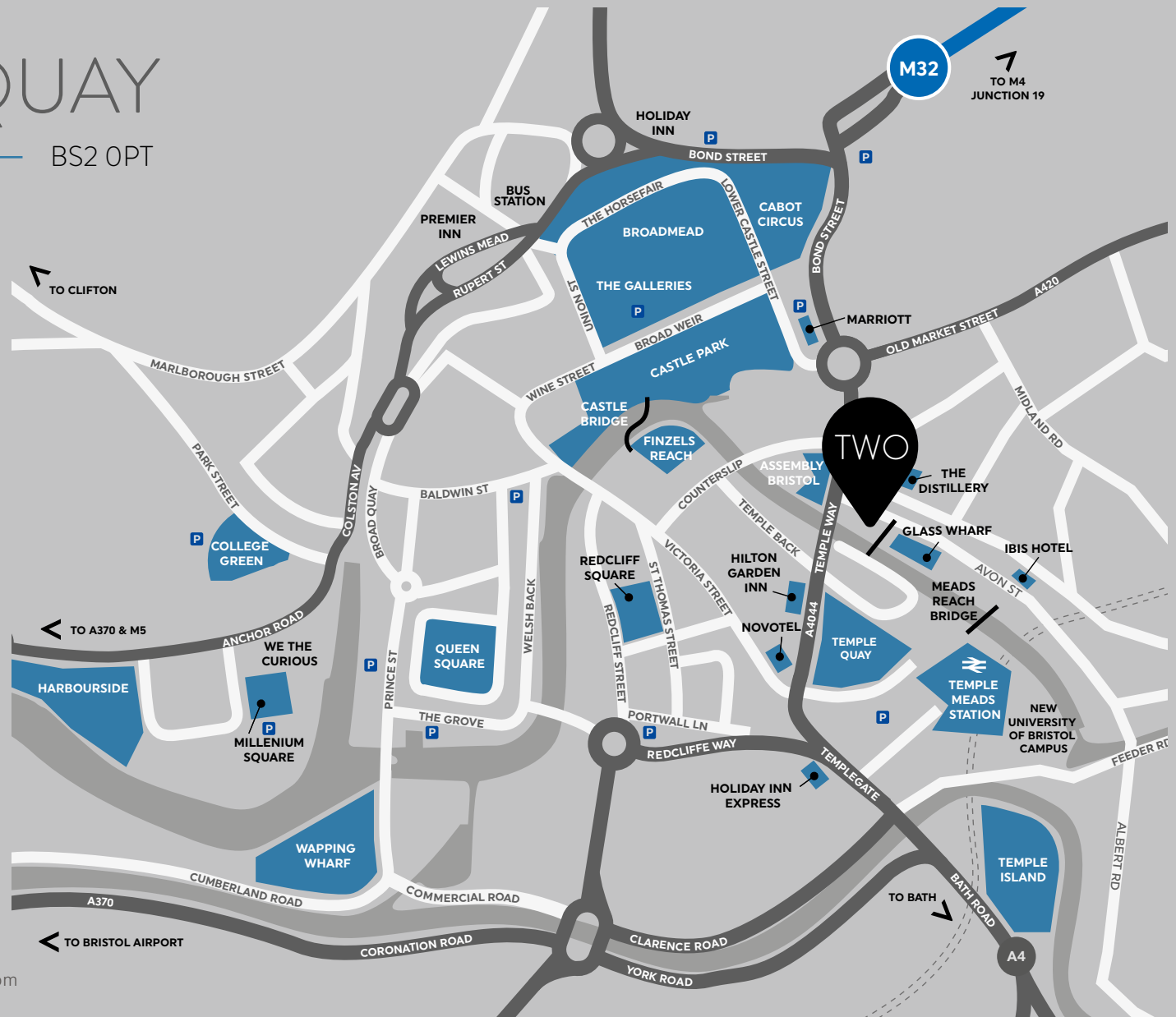
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