

TOWER TWH

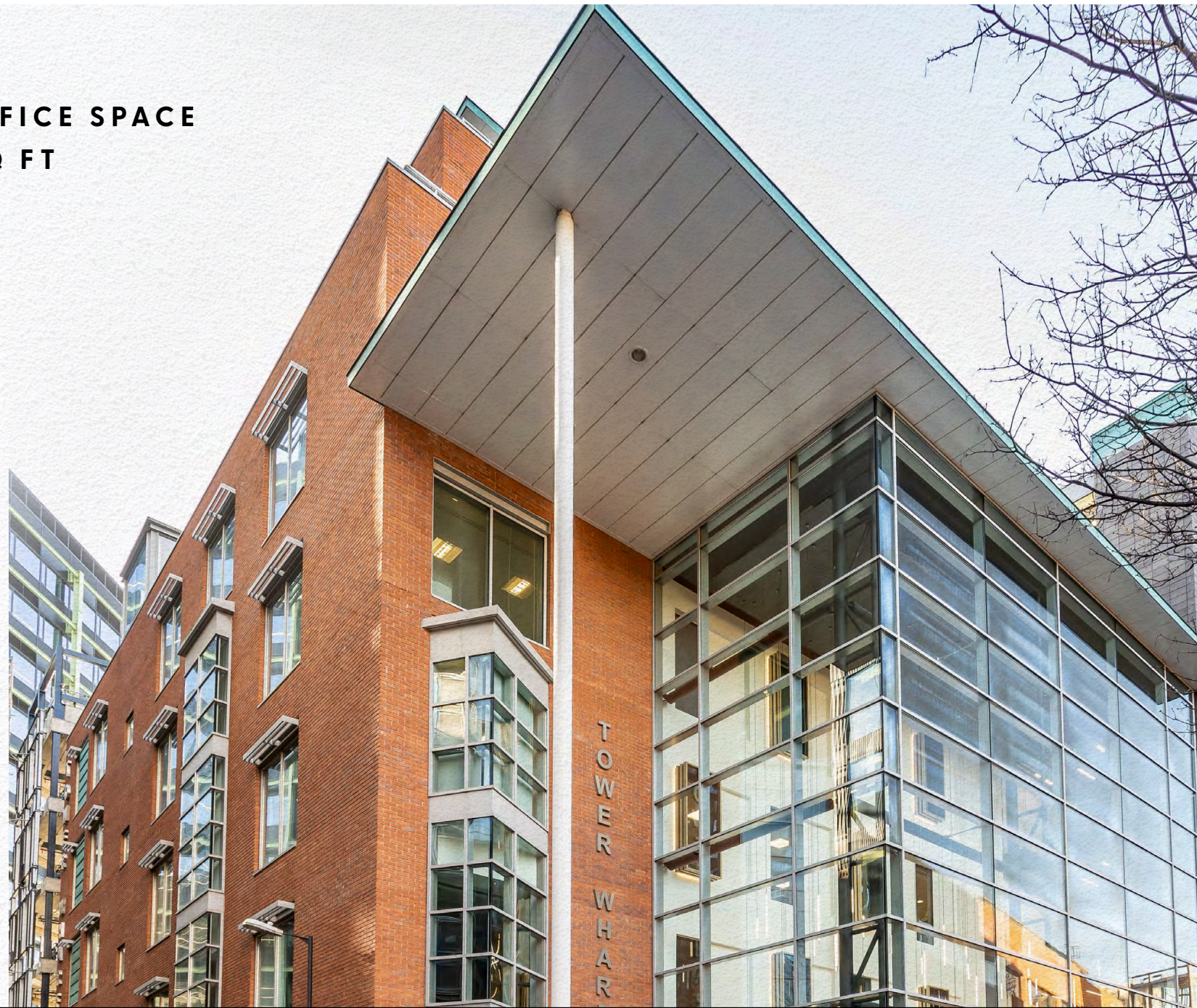
BRISTOL BS2



Property found on boxpod.co.uk
Quote Reference: Boxpod

**NEWLY REFURBISHED OFFICE SPACE
FROM 7,050 – 20,609 SQ FT
(654.9 – 1,914.6 SQ M)
AVAILABLE TO LEASE**

**W
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E**





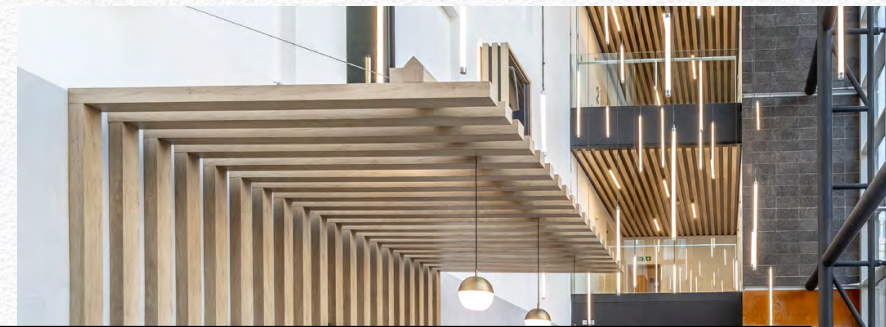
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ART OF CITY



Tower Wharf provides 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.

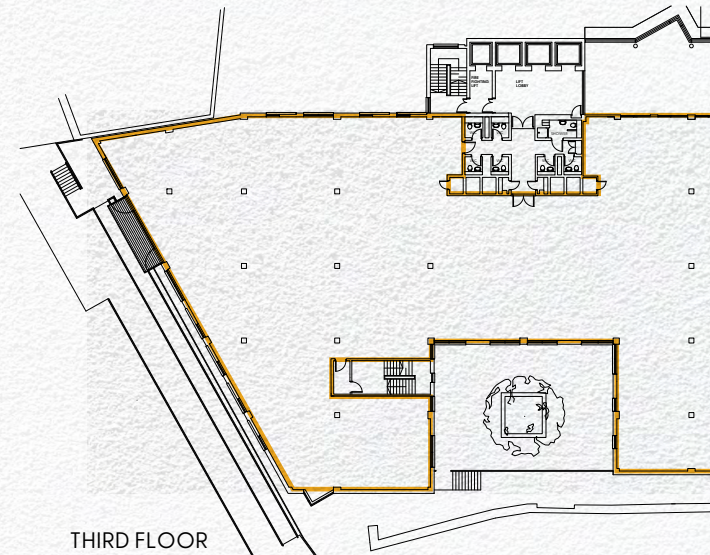




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TOWER WHARF'S LARGE, REFURBISHED OPEN PLAN OFFICE ACCOMMODATION PROVIDES AN EFFICIENT WORKING ENVIRONMENT CAPABLE OF MEETING EVERY MODERN OCCUPIER'S NEEDS



SUSTAINABILITY

- EPC rating – B30
- Dedicated cycle parking and end-of-trip facilities in basement location
- Floor to ceiling glazing improves natural daylight and reduces use of energy for lighting

TECHNICAL SPECIFICATION

- Four pipe fan coil air conditioning
- Suspended ceilings with new LED lighting
- Fully accessible raised floors with 165mm clear void
- Floor to ceiling height of 2.7m
- Floor to ceiling glazing

ACCOMMODATION

	SQ FT	SQ M
3rd Floor	13,559	1,259.7
Pt 1st Floor	7,050	654.9
TOTAL	20,609	1,914.6



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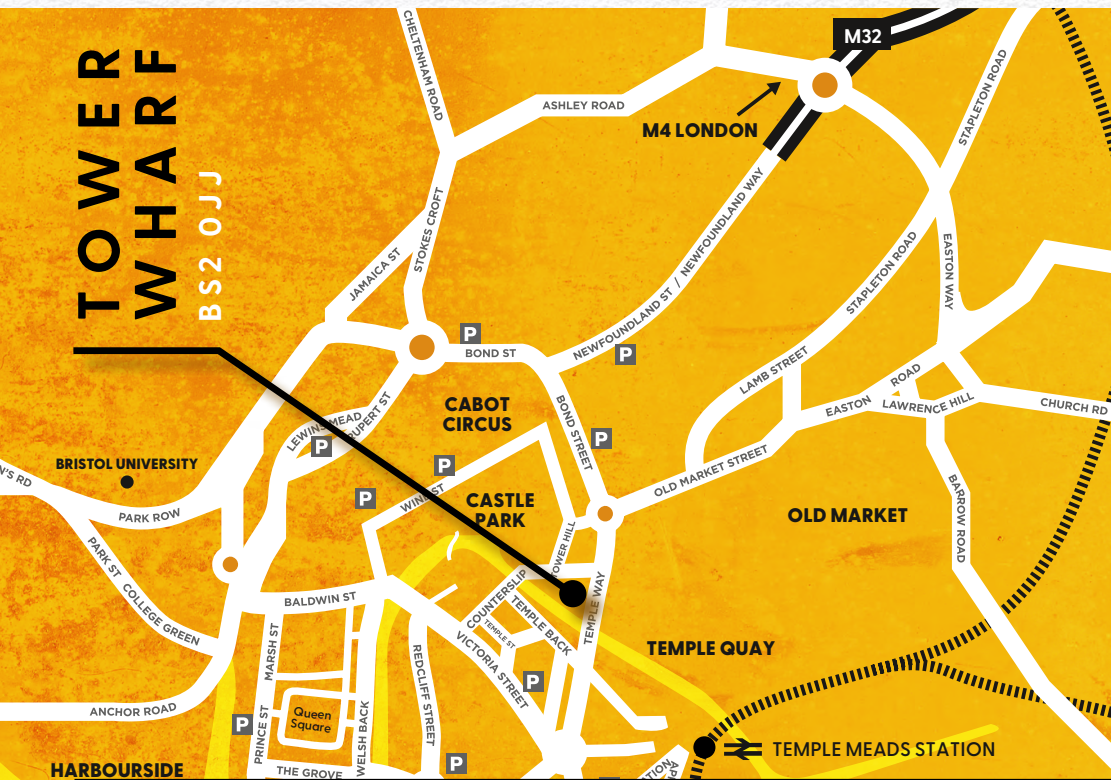
RENT OCCUPIERS

hffords

McCANN
BRISTOL

LUDLOW
TRUST

RIDGE
Property and Construction Consultants



**TOWER WHARF HAS
THE BEST LOCATION
IN THE CITY CENTRE,
OVERLOOKING THE
FLOATING HARBOUR
AND ADJACENT TO
THE EXPANDING
ENTERPRISE ZONE**



TEMPLE MEADS STATION

11 minutes walk
5 minutes drive



M32 J3

4 minutes drive

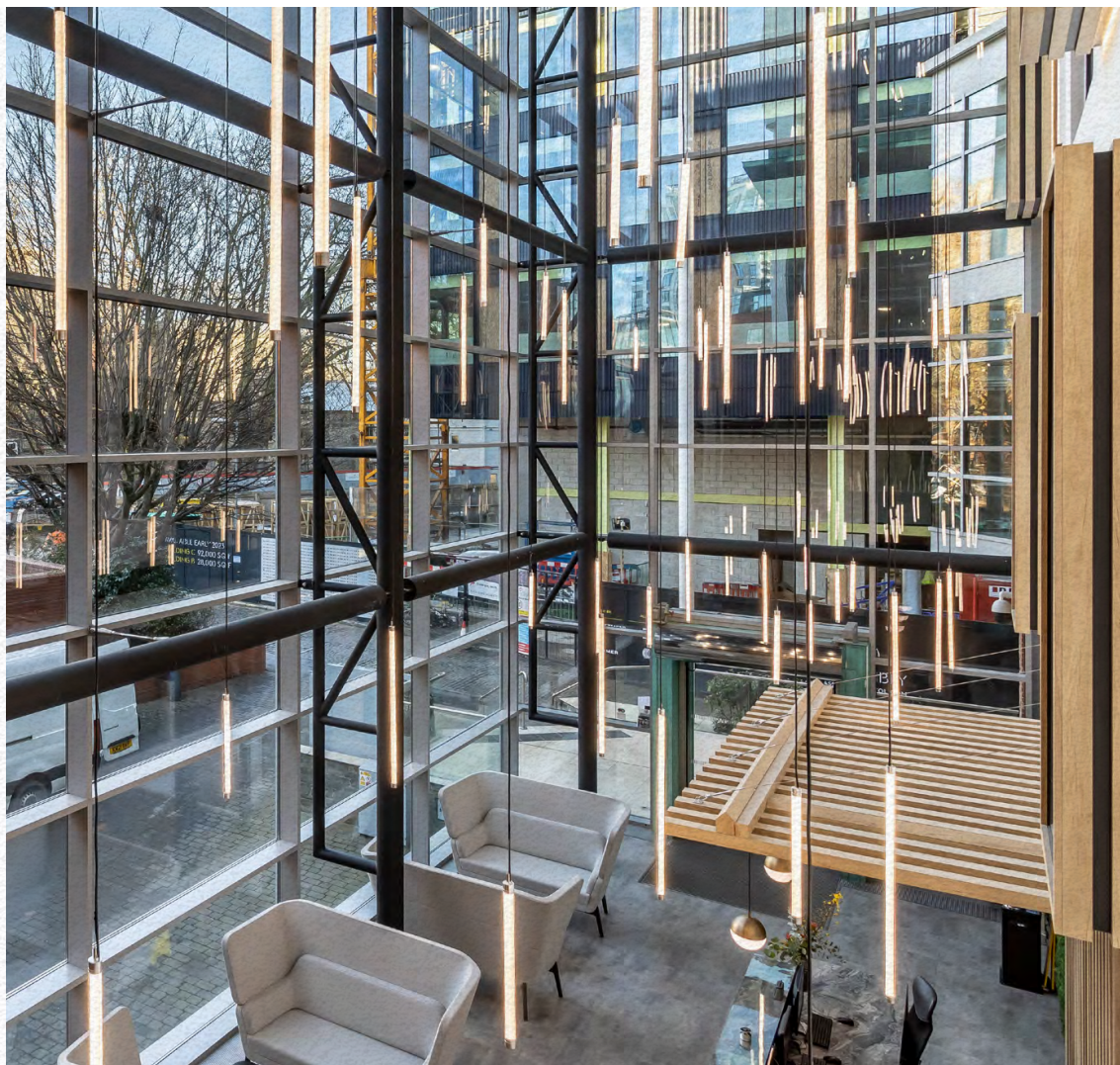


**BRISTOL
INTERNATIONAL
AIRPORT**

25 minutes drive



DETAILS & VIEWING



LEASE

A new full repairing and insuring lease for a term to be agreed.

RENTAL

Upon application.

SERVICE CHARGE

A building service charge is payable to contribute towards the maintenance and upkeep of the common parts of the building.

VIEWING

Strictly by appointment through the agents.

**Lambert
Smith
Hampton**

0117 926 6666
www.lsh.co.uk

ROXINE FOSTER
07834 626024
RFoster@lsh.co.uk

Colliers

0117 917 2000
www.colliers.com

JAMES PREECE
07917 392867
James.Preece@colliers.com

 **PICTON**

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