

TO LET

CBRE

3 Rivergate, Temple Quay Bristol, BS1 6GD

Office Space

9,304 – 74,703 sq. ft.

- High Quality ground floor reception area
- Excellent cycle storage & repair area
- Shower and drying facilities
- Male and Female WC's on Each Floor
- 4 Pipe fan coil air conditioning
- LED lighting
- Raised access floors
- 1:1,270 sq. ft. basement parking

Contact Us

RICHARD KIDD

ALEX RIDDELL

T +44 (0) 117 943 5768
Richard.kidd@cbre.com

T +44 (0)117 943 5885
Alex.riddell@cbre.com

www.cbre.co.uk



CBRE OFFICES

Floors 13 & 14 Clifton Heights,
Triangle West
Clifton, Bristol BS8 1EJ

3 Rivergate, Temple Quay

TO LET

Location

3 Rivergate is situated in a prominent location on Temple Quay within Bristol city centre, a short distance away from Temple Meads rail station. The property benefits from immediate access to the Temple Way inner circuit ring road, which connects Bristol to the national motorway network, via the M32.

Bristol's biggest shopping centre, Cabot Circus, is also within short walking distance and offers extensive range of bars, restaurants as well as various retail and leisure facilities.

Occupiers on Temple Quay include OVO Energy, HMRC, PWC, Nat West and Bank of Ireland.

Description

The building will be comprehensively refurbished to include a new façade to entrance plus refurbished and enlarged ground floor reception.

- 4 Pipe fan coil air conditioning
- LED lighting
- Raised Access Floors
- 6 male and 6 female showers plus accessible shower room
- Excellent secure cycle storage and repair facility
- Approx. 1:1,270 sq. ft. parking

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

Accommodation

Measured on a net internal basis the available floors have the following areas:

Floor	Sq. ft	Sq. m
Ground	9,304	864.4
First	10,605	985.2
Second	11,249	1,045.0
Third	11,246	1,044.7
Fourth	11,279	1,047.8
Fifth	10,534	978.6
Sixth	10,486	974.2
Total	74,703	6,939.9

3 Rivergate, Temple Quay

TO LET

Terms

Terms on application.

Availability

The accommodation is available either as a whole or floor by floor on a new effectively FRI lease/s by way of a service charge for a term of years to be agreed.

Business Rates

Further information is available from the agents.

VAT

All figures quoted are exclusive of VAT, if chargeable.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.



Indicative reception image

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.