



2 GLASS WHARF

First Floor Offices To Let



The Building

2 Glass Wharf is a Grade A, waterfront office building on Temple Quay in Bristol. The building is occupied by a number of high profile businesses including PwC, Grant Thornton, Arcadis and Foot Anstey.

AVAILABILITY

• Part 1st Floor – 7,459 sq ft

SUSTAINABILITY

- EPC B
- BREEAM Excellent

SPECIFICATION

- Large double height reception with on site staff
- Highly efficient regular floor plates
- 64 basement cycle spaces and allocated motorbike spaces
- Dedicated shower facilities

7,459 Sq. ft (693 Sq. m)

Part First Floor









The first floor office space will be split early in 2023 to provide a new suite of circa 7,459 sq ft with the following specification:

- Air conditioning
- Suspended ceilings with LED lighting
- Raised access floors
- Large kitchen and breakout area
- Available with high quality desks and furnishings or open plan
- Car parking available

RENT

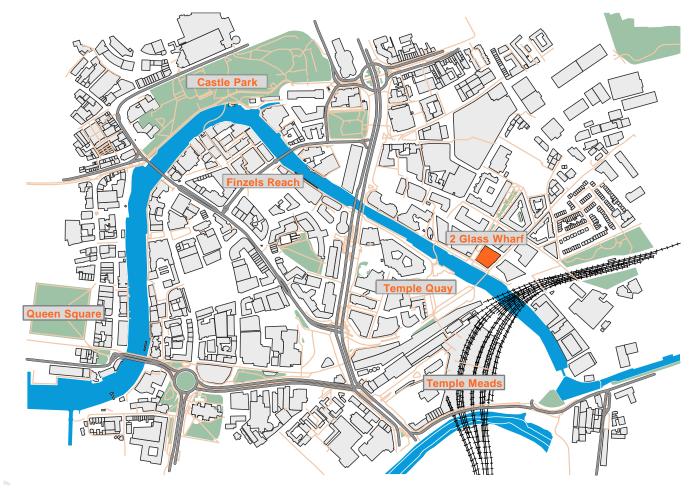
On application.

TERMS

The office suite is available by way of a sub-lease until 2026, or a new lease direct with the Landlord.

BUSINESS RATES

Further information available on application.



Location

2 Glass Wharf occupies a prominent position on Temple Quay, just a short walk for commuters from Temple Meads station. Nearby amenities include a Sainsburys Local, Mokoko coffee shop, Double Puc café and Veeno wine bar. Temple Quay also hosts an excellent food market every Thursday with a wide range of independent businesses.

WALKING

Bristol Temple Meads 4 min
Temple Quay 3 min
Queen Square 19 min
St. Nicholas Market 15 min

TRAIN TIMES

Bath Spa
Cardiff Central
Birmingham New St.
London Paddington
11 min
55 min
1 hr 25 min
1 hr 30 min

C/O/N/T/A/C/T/ I/N/F/O/R/M/A/T I/O/N/

STEVE LANE
Partner
+44 776 040/3245
Steve Vane@cush

ALFIE PASSINGHAM Associate +44/782/572/1030 HENRY/SQUIER
Graduate Surveyor
+44 755 226 6524
Henry Squier @custiw



©2020 Cushman's Wakefield. All rights reserved. The information contained in this/communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (of properties) referenced herein or as to the accuracy or completences of the information contained herein, and same is submitted subject to errors, emissions, change of price, rental or other conditions, without available without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.