



2
GLASS
WHARF

BRISTOL | BS2 0FR

EXCEPTIONAL WORKSPACE
8,966 – 16,796 SQ FT TO LET

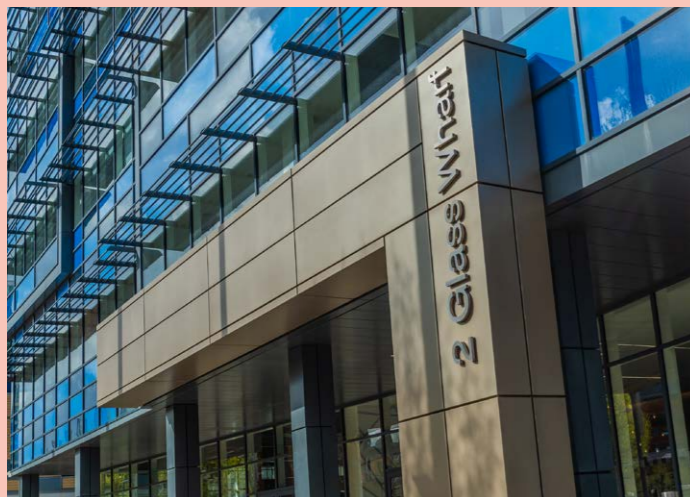
A STRIKING
STATEMENT
BUILDING



GRADE A OFFICE ACCOMMODATION IN THE SOUTH WEST'S BUSINESS CAPITAL

2 Glass Wharf is a prime Grade A headquarters office building overlooking Bristol's historic waterside.

Located within Temple Quarter, the property sits prominently with a south facing, waterside frontage at the heart of Bristol's prime business district, adjacent to Bristol Temple Meads railway station and the new University of Bristol Temple Quarter Campus.



A DYNAMIC BRISTOL LOCATION

2 GLASS WHARF

CASTLE
PARK

TEMPLE
QUAY

CABOT
CIRCUS

FLOATING
HARBOUR

M32


Bank of
Ireland


Burgess
Salmon


HM Revenue
& Customs

NEW UNIVERSITY
OF BRISTOL 'TEMPLE
QUARTER ENTERPRISE
CAMPUS'

 **TEMPLE MEADS**



WATERSIDE FRONTAGE AT THE CENTRE OF BRISTOL'S PRIME BUSINESS DISTRICT

2 Glass Wharf is part of Temple Quarter, a mixed-use development focused on business, with a wide range of nearby amenities.

This property will allow your staff and clients to enjoy all the lifestyle benefits of this prominent south facing waterside location in the bars, cafés and restaurants on the doorstep of 2 Glass Wharf.

The public realm offers high quality open space in a secure, privately managed environment.

In addition to the on-site facilities the property is within very easy walking distance of shops, restaurants and café bars.

- 01 QUEEN SQUARE
- 02 HARBOURSIDE
- 03 HARBOURSIDE
- 04 BRISTOL TEMPLE MEADS TRAIN STATION
- 05 ELECTRIC BIKES & SCOOTER HIRE
- 06 CABOT CIRCUS - SHOPPING

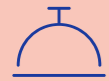


STYLISH
WELCOMING
ENTRANCE

2 Glass Wharf



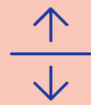
COMPREHENSIVE GRADE A SPECIFICATION



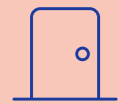
Welcoming secure
reception area



Fully accessible
raised floors



3 ten-person
passenger lifts



Single core with
two principal
access points



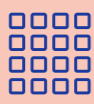
4 pipe fan coil
air conditioning
system



Basement showers
including disabled
shower



Highly efficient
regular floorplates



Metal-tiled
suspended ceilings



BREEAM Rating
of 'Excellent'



Secure basement
parking available
with both floors



LED
lighting



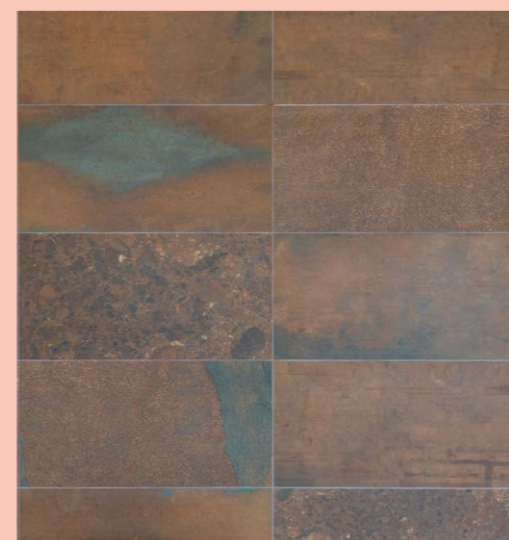
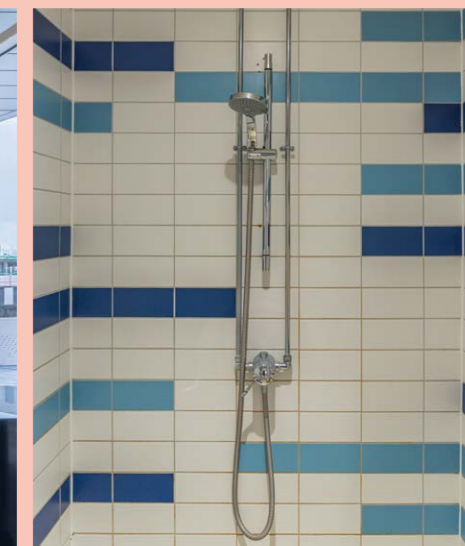
EPC Rating
B (35)



Secure basement
cycle spaces and
allocated motor
bike spaces



Office floor to
ceiling heights are
typically 2.85 m



DESIGNED TO
MAXIMISE EFFICIENCY
& FLEXIBILITY

1ST FLOOR & PART 4TH FLOOR OFFICES & PROMINENT GROUND FLOOR UNITS

The 1st floor and 4th floor suite offer open plan Grade A office accommodation arranged around a central core. The 4th floor suite is available now. The 1st floor is to be refurbished.

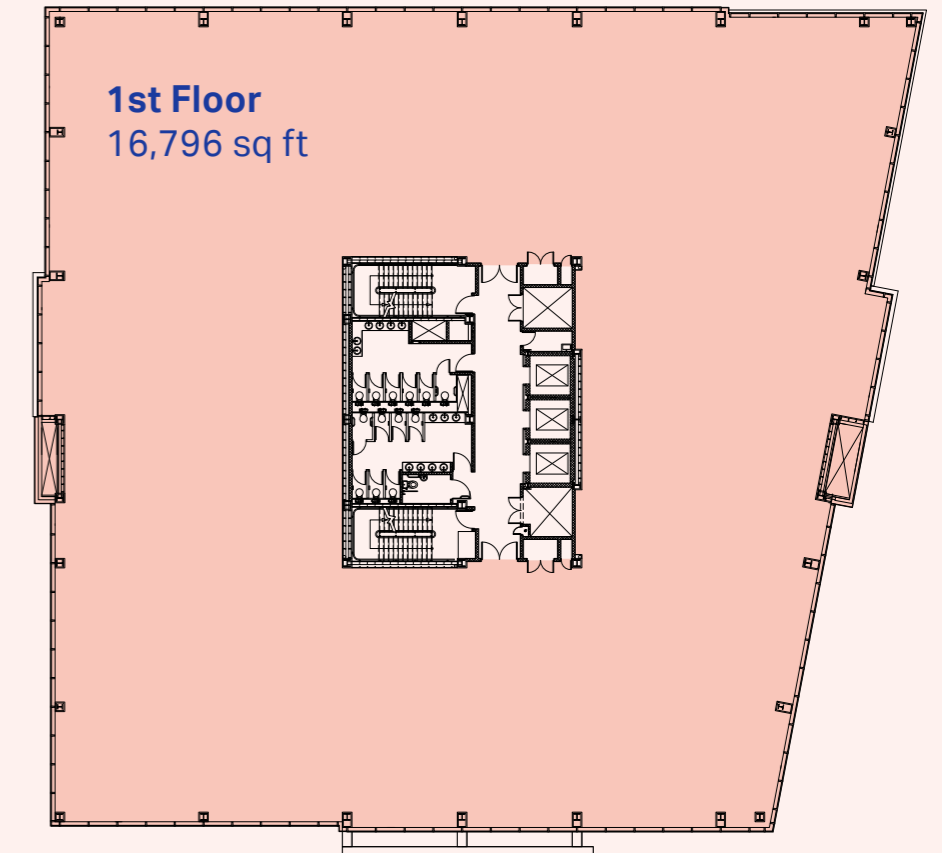
There are also 2 additional ground floor high profile self-contained units offering potential for a range of uses including office, leisure and retail. A separate ground floor brochure is available upon request.

Schedule of available floor areas;

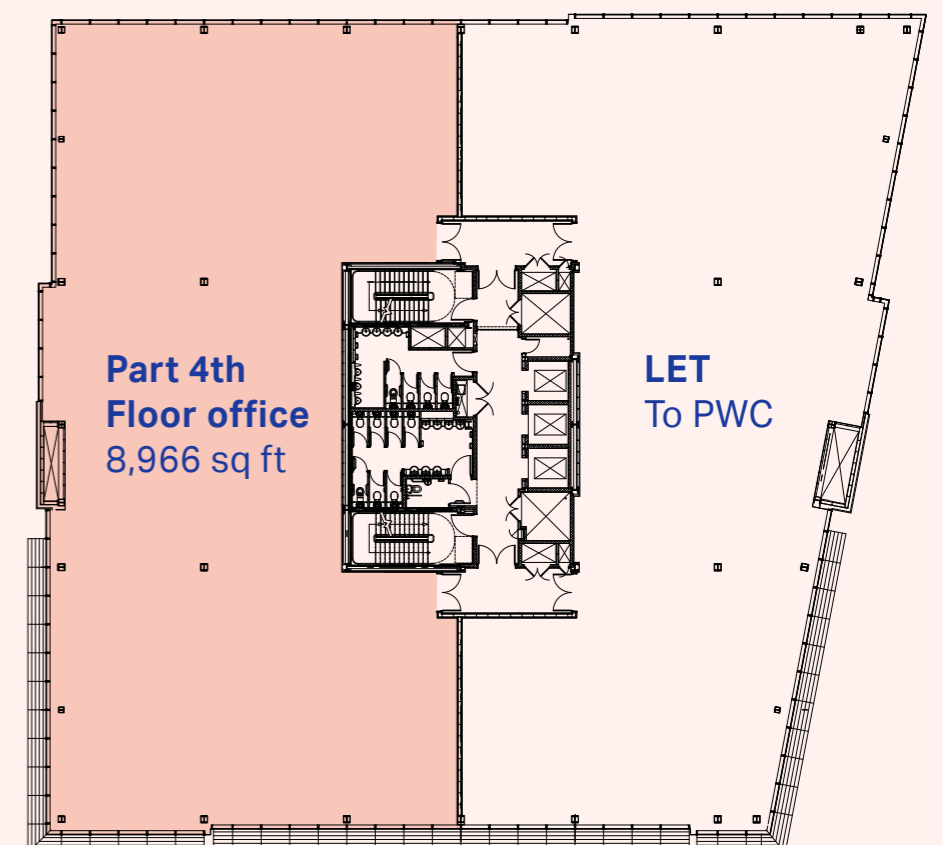
| FLOOR | SQ FT | SQ M |
|----------------|--------|-------|
| 1st Floor | 16,796 | 1,560 |
| Part 4th Floor | 8,966 | 833 |

All figures represent approximate net internal floor areas.

FIRST FLOOR



FOURTH FLOOR



EXCEPTIONAL VIEWS
OVER THE FLOATING
HARBOUR



FANTASTIC CONNECTIONS BY ROAD, RAIL, BIKE AND EVEN WATER TAXI

The property offers fantastic connections by road, rail, bike and even water taxi. You are directly on the Bristol to Bath cycle path and 5 minutes walk from Temple Meads railway station.

/// PERSON.ABOUT.TOWN

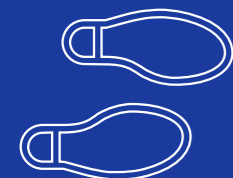
📍 BS2 0FR

TRAIN FROM TEMPLE MEADS

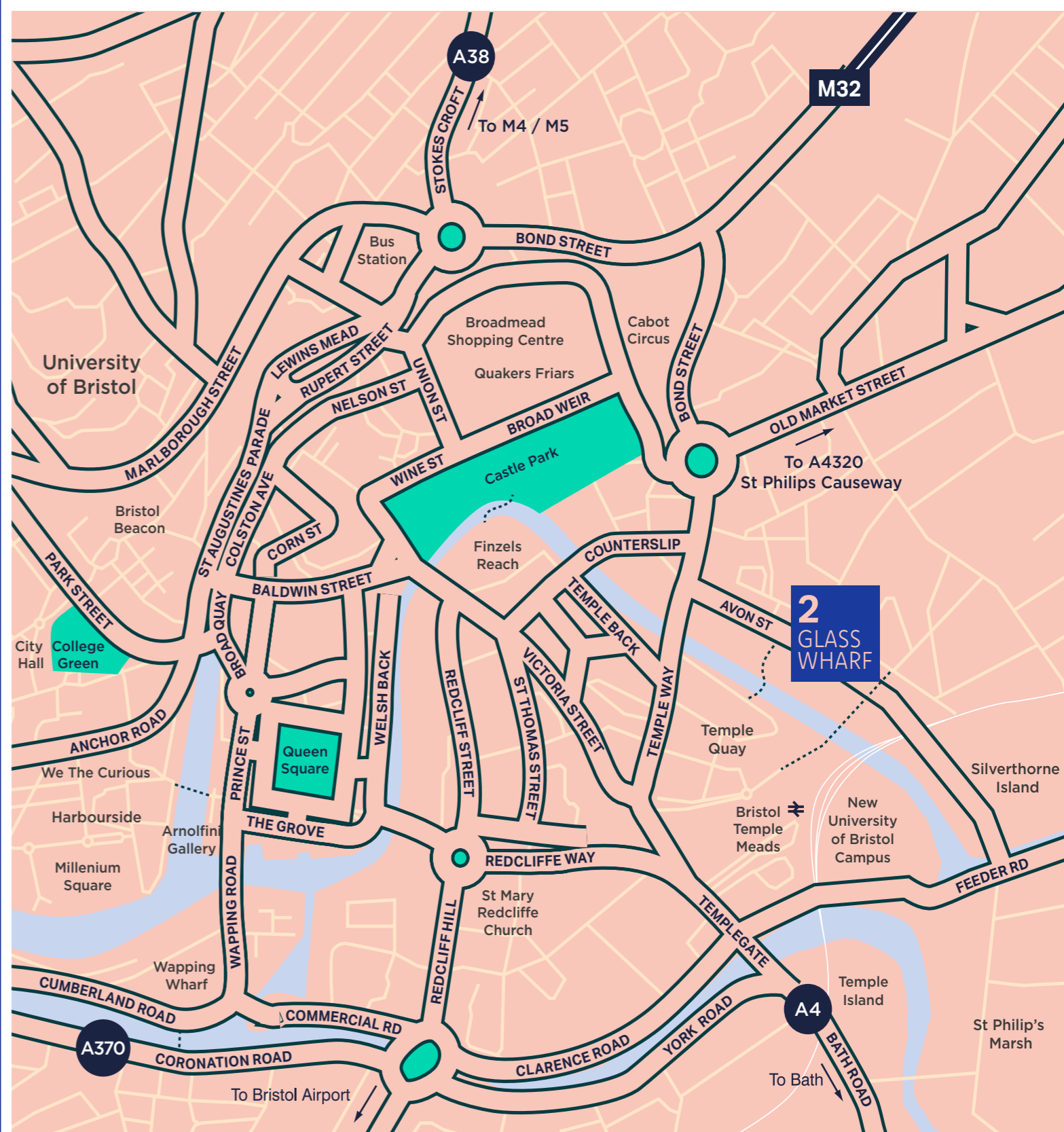


| | |
|-------------------|--------------|
| Bristol Parkway | 8 mins |
| Bath Spa | 11 mins |
| Cardiff Central | 49 mins |
| Exeter | 56 mins |
| London Paddington | 1 hr 37 mins |

WALK FROM 2 GLASS WHARF



| | |
|------------------------------|---------|
| Bristol Temple Meads Station | 5 mins |
| Castle Park | 10 mins |
| Cabot Circus | 11 mins |
| The Galleries | 11 mins |
| Broadmead | 13 mins |



GET IN TOUCH FOR FURTHER INFORMATION

2 GLASS WHARF

Terms

The available space is offered by way of new full repairing and insuring leases, direct from the landlord on terms to be agreed.

Service Charge

Available on request.

Legal costs

Each party is to be responsible for its own legal costs incurred during any transaction.

Business rates

Further information is available from the Local Rating Authority, Bristol City Council.

Anti money laundering

The successful lessee will be required to provide the usual information to satisfy the AML requirements.

EPC

Available on request.

VAT

All figures quoted are exclusive of VAT.

Viewing

For further information or to arrange an inspection, please contact the joint agents:

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(2) Images: Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

(3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

(4) VAT: The VAT position relating to the property may change without notice.

(5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP and Alder King may be required to establish the identity and source of funds of all parties to property transactions.

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