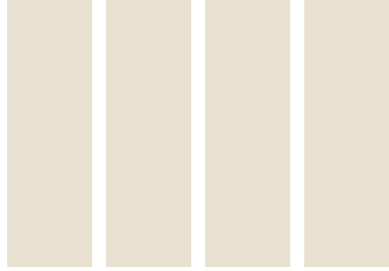


TEMPLE CIRCUS

BRISTOL | BS1 6HG

55,840 SQ FT OF FLEXIBLE WORKSPACE
IN BRISTOL'S TEMPLE QUARTER



WELCOMING

DESIGNED TO IMPRESS, THE NEW DOUBLE HEIGHT RECEPTION AND BUSINESS LOUNGE CREATE AN OUTSTANDING ENTRANCE.



CONCIERGE SERVICE AND RECEPTION TEAM



MEETING & GREETING

COMMUNAL BUSINESS LOUNGE



SCHEDULE OF AREAS

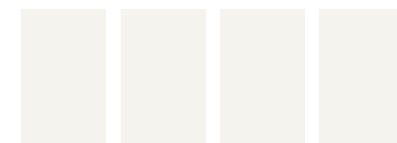
| | SQ FT | SQ M |
|--------------|---------------|----------------|
| SIXTH | 7,860 | 730.2 |
| FIFTH | 13,961 | 1,297.0 |
| FOURTH | 14,087 | 1,308.7 |
| THIRD | 14,083 | 1,308.4 |
| SECOND | NOW LET | |
| GROUND | 5,850 | 543.5 |
| TOTAL | 55,840 | 5,187.8 |

THE SPACE PLANS ILLUSTRATED PROVIDE FIXED WORKSTATIONS, HOT DESKING, AND COLLABORATION AREAS. EMPLOYEE WELLBEING IS PRIORITISED WITH DESIGNATED SPACES FOR RELAXATION, INDIVIDUAL FOCUS AND INFORMAL GATHERINGS.

| HIGH DENSITY - FULL DEMISE | |
|----------------------------------|-----|
| Workstations (1400mm wide) | 130 |
| Reception | 1 |
| Hot Desking Spaces | 2 |
| Teapoint / Breakout Areas | 1 |
| Collaboration / Brainstorm Areas | 7 |
| Focus Spaces | 7 |
| Meeting rooms/pods | 6 |
| Tea Stations | 2 |
| Wellness Areas | 1 |

| LOW DENSITY - SPLIT DEMISE A | |
|----------------------------------|----|
| Workstations (1400mm wide) | 64 |
| Reception | 1 |
| Hot Desking Spaces | 2 |
| Teapoint / Breakout Areas | 1 |
| Collaboration / Brainstorm Areas | 5 |
| Focus Spaces | 3 |
| Meeting rooms/pods | 5 |
| Tea Stations | 1 |
| Wellness Areas | 1 |

| LOW DENSITY - SPLIT DEMISE B | |
|----------------------------------|----|
| Workstations (1400mm wide) | 38 |
| Hot Desking Spaces | 2 |
| Teapoint / Breakout Areas | 1 |
| Collaboration / Brainstorm Areas | 5 |
| Focus Spaces | 3 |
| Meeting rooms/pods | 4 |
| Wellness Areas | 1 |
| Private Office | 1 |





WiredScore
GOLD



SPECIFICATION



EPC A
ON OFFICE FLOORS



TERRACE TO
6TH FLOOR



COMMUNAL
BUSINESS LOUNGE



EFFICIENT VRF HEATING
AND COOLING
DESIGNED ON 1:8 SQ M



FIBRE CONNECTIVITY



NET ZERO CARBON
IN OPERATION



163 BIKE SPACES



3 HIGH SPEED
PASSENGER LIFTS
+ 2 FIRE LIFTS



LED LIGHTING



SECURE PARKING
1:3,065 SQ FT



80 LOCKERS



9 SHOWERS



FRESH AIR HANDLING



RAISED ACCESS FLOOR
UP TO 100MM



EXPOSED SERVICES



163 SECURE
CYCLE SPACES



80 KEYPAD
SECURITY LOCKERS



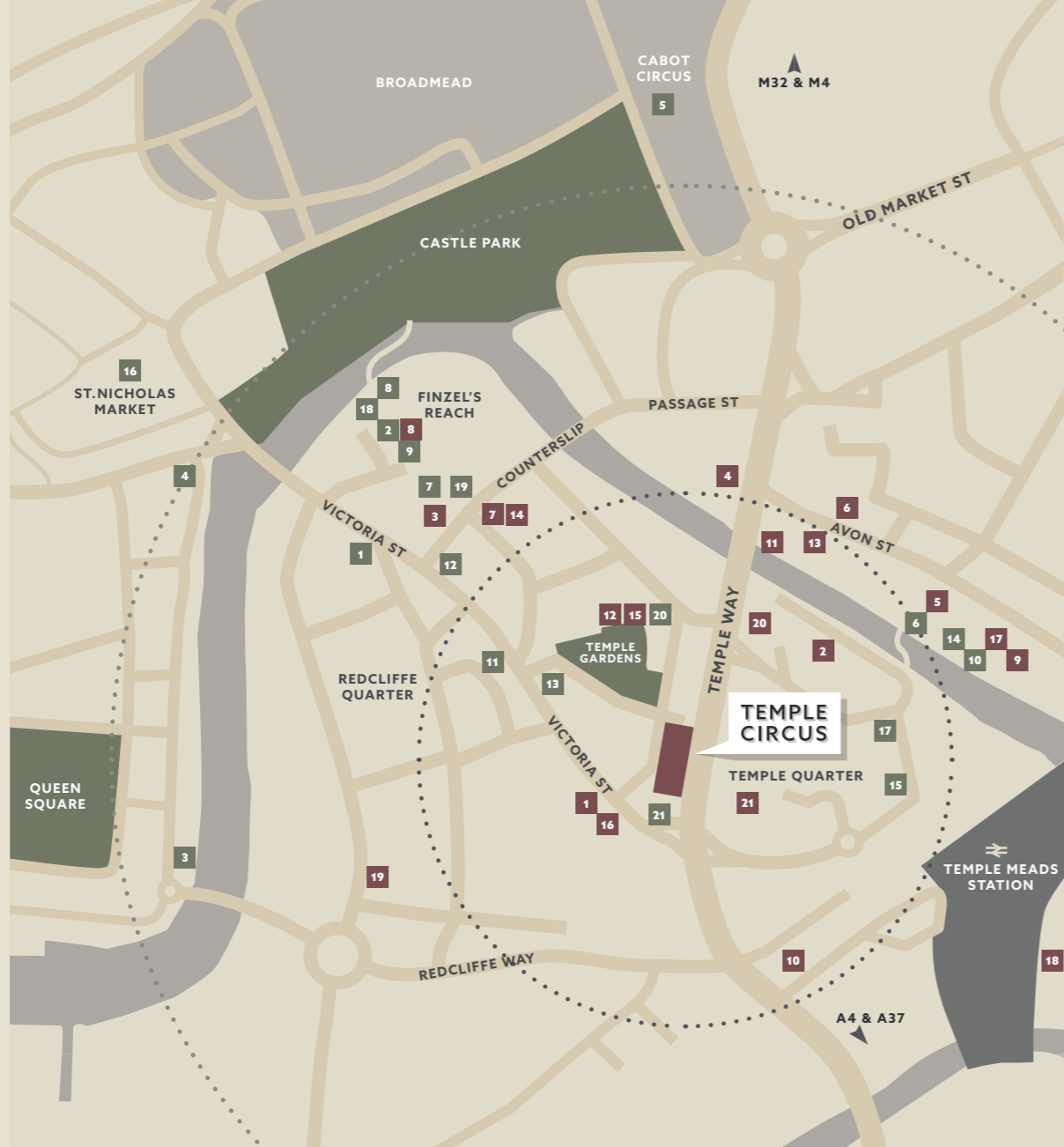
9 PURPOSE BUILT
SHOWER FACILITIES

REFRESHING

CYCLING, RUNNING OR WALKING?
HOWEVER YOU ARRIVE AT TEMPLE CIRCUS,
EXCELLENT FACILITIES PROVIDE EVERYTHING
YOU NEED TO KICK START YOUR DAY



FROM LUNCHTIME DINING TO AFTER-WORK SOCIALISING, COFFEE TO GO, DESIGNER SHOPPING AND FRESH FOOD MARKETS, A RANGE OF AMENITIES ARE CLOSE BY.



- BARISTAS COFFEE COLLECTIVE 1
- BOCABAR 2
- BOX HALL (OPENING 2026) 3
- BREW DOG 4
- CABOT CIRCUS 5
- DOUBLE PUC 6
- FINZELS REACH MARKET 7
- LEFT HANDED GIANT 8
- LE VIGNOBLE 9
- MARCO'S OLIVE BRANCH 10
- PHILPOTTS 11
- PRET A MANGER 12
- SMALL GOODS 13
- SPICER & COLE 14
- STARBUCKS 15
- ST NICHOLAS MARKET 16
- TEMPLE QUAY FOOD MARKET 17
- THE WELLHEAD 18
- VEENO 19
- CRESCENT CAFÉ 20
- SOLINA 21

FINANCIAL INSTITUTIONS, PROFESSIONAL ORGANISATIONS AND GOVERNMENT DEPARTMENTS HAVE ALL SETTLED IN THE TEMPLE QUARTER DISTRICT.

- 1 ARUP
- 8 CHANNEL 4
- 15 OVO
- 2 BANK OF IRELAND
- 9 HMRC
- 16 DOJO
- 3 BBC STUDIOS
- 10 ENGINE SHED
- 17 PWC
- 4 BT
- 11 MCCANN
- 18 UNIVERSITY OF BRISTOL
- 5 BURGESS SALMON
- 12 MICHAEL PAGE
- 19 MAYORAL COMBINED AUTHORITY
- 6 CANADA LIFE
- 13 NATWEST
- 20 WOMBLE BOND DICKINSON
- 7 DELOITTE
- 14 OSBORNE CLARKE
- 21 AECOM



COMMUTING
A SHORT WALK TO BRISTOL'S RAIL AND BUS NETWORKS

CONNECTING

| | |
|-----------------------|--------------|
| BATH SPA | 20 mins |
| CARDIFF CENTRAL | 50 mins |
| LONDON PADDINGTON | 1 hr 22 mins |
| BIRMINGHAM NEW STREET | 1 hr 24 mins |

3 MINUTE WALK TO TEMPLE MEADS



SOCIALISING
A VARIETY OF CAFÉS, COFFEE SHOPS AND BARS WITHIN A FEW MINUTES WALK

DINING
YOU WILL NEVER BE SHORT OF A PLACE TO STOP AND FILL UP ON WHOLESOME, LOCALLY-SOURCED FOOD



CYCLING
EASY ACCESS TO BRISTOL'S EXTENSIVE CYCLE ROUTES



WELLBEING
A POCKET OF GREEN SPACE ON YOUR DOORSTEP, PERFECT FOR A CALMING BREAK OR OUTDOOR EXERCISE CLASS



EXPOSED SERVICES
AND FEATURE LED LIGHTING

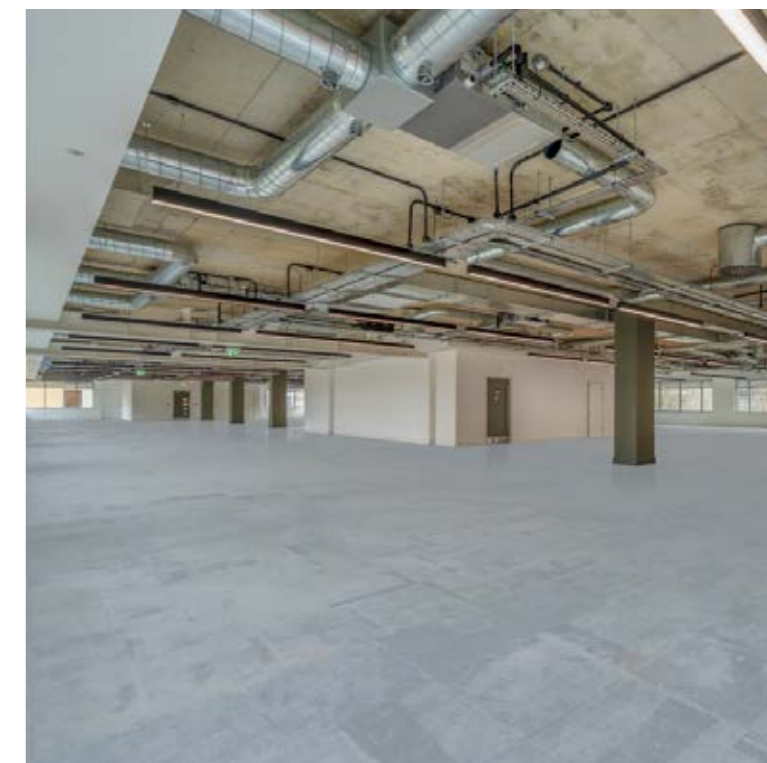


100MM RAISED FLOOR ACCESS

ACCOMMODATING

INDICATIVE FLOORING

SPACIOUS OPEN PLAN FLOORS
PROVIDE LAYOUT FLEXIBILITY
TO CREATE THE PERFECT WORK SPACE
FOR COLLABORATING.

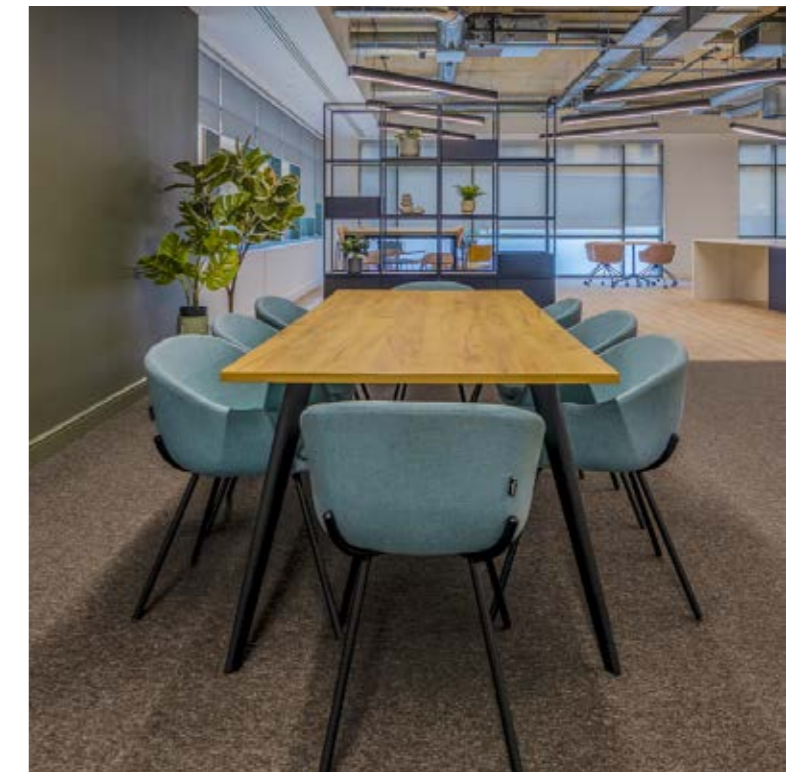




READY TO GO*

**5,850 SQ FT (544 SQM)
OF VIBRANT, FULLY FITTED
GROUND FLOOR SPACE
- READY TO OCCUPY***

**Subject to cabling and data requirements*





**PART GROUND FLOOR
MEETING ROOM**



**PART GROUND FLOOR
TEA STATION &
BREAKOUT AREA**



**PART GROUND FLOOR
FITTED WORKSTATION LAYOUT**

LEASE

NEW EFFECTIVELY FULL REPAIRING AND INSURING LEASES BY WAY OF A SERVICE CHARGE ARE AVAILABLE DIRECT FROM THE LANDLORD

RENT

QUOTING £39.50 PSF

EPC

EPC A ON OFFICE FLOORS

www.templecircusbristol.co.uk

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IMPORTANT NOTICE: These particulars are intended only as a guide and must not be relied upon as a statement of fact. They are not intended to constitute any part of an offer or contract and all plans, floor area and diagrams should be treated strictly for guidance only and are not to scale. Designed and produced by Sprague Gibbons Ltd | 0117 956 6777. June 2026.