



TW

**TOWER WHARF
BRISTOL**

**Part First Floor
Office Suite
6,425 sq ft (596.9 sq m)
3 parking spaces**



Location

Tower Wharf is a stunning headquarters office building overlooking the floating harbour in the heart of the city and adjacent to the expanding Enterprise Zone. It allows easy access to both Bristol Temple Meads train station and the shopping centre of Cabot Circus - one of the largest regional shopping destinations in the UK. Temple Meads is accessed via a scenic Harbourside walk of only 7-8 minutes and Cabot Circus is 4-5 minutes walk through Castle Park. In addition, the M32 is only a short drive from the building.

All of this combines to provide 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.

Sustainability

- BREEAM rating of 'Excellent' 6,425 sq ft (596.9 sq m) · 3 parking spaces
- EPC rating of C (52)

Specification

Tower Wharf is of a high technical specification and offers bright and spacious office suites.

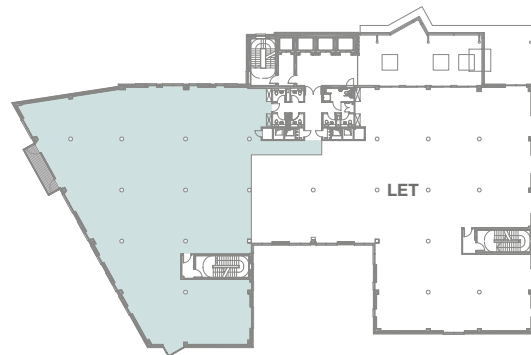
Technical specification

- 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

Common parts

- Refurbished reception with four storey atrium
- On site commissionaire
- Three passenger lifts, plus goods lift
- Shower and WC facilities on all floors
- Secure basement car park and cycle spaces/lockers

Part First Floor



It's all about location...

Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. C/LSH/Hollister HD1884 05/19