



## Temple Studios

Temple Campus, Temple Meads, Bristol, BS1 6QA

**Temple Studios offers unique space in its design and creative hub located within the Temple campus.**

**268 to 2,668 sq ft**

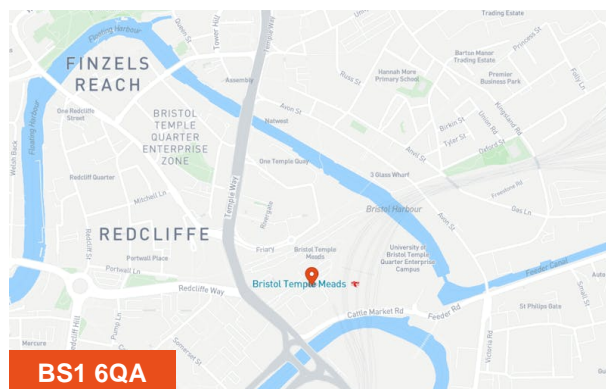
(24.90 to 247.87 sq m)

- Communal kitchen and break out areas throughout the Temple Campus
- Brand new Clubspace within Temple 1852 - Bookable desks
- Bookable meeting rooms
- Secure cycle parking / shower facilities onsite
- Car parking may be available on a separate licence agreement
- Tenant Membership App

# Temple Studios, Temple Campus, Temple Meads, Bristol, BS1 6QA

## Summary

<b>Available Size</b>	268 to 2,668 sq ft
<b>Rent</b>	£77,760 - £146,280 per annum
<b>Business Rates</b>	Upon Application
<b>Service Charge</b>	N/A as the rent is all inclusive of rent, service charge, building insurance, electricity and 30/10mb fibre broadband.
<b>Car Parking</b>	£1,800 per space / annum Available on a separate rolling monthly licence basis at £1,800 pa plus VAT.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	C (62)



## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Unit 1	1,114	103.49	Let
Ground - Unit 11	1,966	182.65	Available
1st - Unit 1.12	560	52.03	Let
1st - Unit 1.13	562	52.21	Let
1st - Unit 1.15	692	64.29	Let
1st - Unit 1.7	287	26.66	Let
2nd - Unit 2.1a	1,022	94.95	Let
2nd - Unit 2.1b	1,384	128.58	Let
2nd - Unit 2.1c	1,639	152.27	Let
2nd - Unit 2.6	274	25.46	Let
2nd - Unit 2.5	2,668	247.87	Available
Ground - Unit 3&4	1,361	126.44	Coming Soon
Unit - Unit 1.6	391	36.33	Available
Unit - Unit 1.7	287	26.66	Available
Suite - S2 - Temple 1852	275	25.55	Available
Suite - S4 Temple 1852	268	24.90	Available
<b>Total</b>	<b>14,750</b>	<b>1,370.34</b>	

## Description

Temple Studios offers unique space in its design and creative hub located within the Temple campus. The building benefits from large break out spaces, communal kitchens and bookable meeting rooms. In addition a brand new Clubspace has opened at Temple 1852 on site where desks can be booked where required. All common areas have access to free Wi-Fi and superfast broadband in the building (direct IT contracts can be made with the provider Essensys (<https://essensys.tech/compliance/>)).

## Location

Temple Studios is located adjacent to Bristol's Temple Meads Railway Station providing excellent connectivity to London, Birmingham, Cardiff and Exeter as well as other long distance services. It is also positioned within close proximity to the city centre and its amenities, and with easy access to the national motorway network via

## Viewing & Further Information

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Temple Gate to the M32.

### Temple Studios Website

To check out more about Temple Studios visit [www.templestudiosbristol.co.uk](http://www.templestudiosbristol.co.uk) plus the matterport link <https://my.matterport.com/show/?m=eYmwQDgTSvV>