

3 GLASS WHARF, AVON STREET, TEMPLE QUAY, BRISTOL



Description

This development comprises a seven storey office building of 106,717 sq ft with two ground floor units totalling 8,202 sq ft. The building will total 114,919 sq ft with 39 car spaces and 120 cycle spaces in the basement.

The building has excellent waterside views with all the office floors having generous external south facing terraces overlooking the Floating Harbour. The ground floor allows for a complimentary mix of retails and restaurant which has the benefit of an external seating area.

The offices will have 4 pipe fan coil air conditioning system with 3 lifts serving all floors. The offices will be finished to a BREEAM Excellent.

Tenancy

A preletting has been agreed with the Secretary of State for Communities and Local Government (HMRC) to include the office element for a term of 25 years. The rent totals £2,943,472 per annum based on £28 psf. The total projected rent for the scheme including the ground floor area will be £3,169,030 per annum.

Tenure

Freehold.

Transaction

HSM acted for the developer, Salmon Harvester Properties Limited, in arranging interim finance and an end sale to Legal & General. A start on site is proposed Q1 2017 with practical completion Q4 2018.