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

Located on Temple Quay, within the designated Temple Quarter Enterprise Zone, the property sits prominently with a south facing, waterside frontage at the heart of Bristol’s prime business district and adjacent to Bristol Temple Meads railway station.

The property provides a total of 104,000 sq ft (9,660 sq m) net approx of state-of-the-art Grade A specification office accommodation designed to a BREEAM Excellent standard. The part 4th, 5th and 6th floors have been let to PwC, and the first floor to Arcadis.

The remaining accommodation comprising 54,251 sq ft (5,040 sq m) is available to let as a whole or in floors.
2 Glass Wharf is a landmark headquarters office building offering Grade A accommodation in Bristol City Centre.

The configuration provides accommodation suitable for single or multiple occupation providing typical floorplates of c17,000 sq ft (1,580 sq m). Three independent retail units are provided on the ground floor.

Floor plate designed to maximise efficiency and flexibility in order to reduce overall cost per desk.
• Welcoming secure reception area
• Single core with two principle access points
• Highly efficient regular floorplates
• Secure basement car parking spaces
• Secure basement cycle spaces and allocated motor bike spaces
• Fully accessible raised floors - 200mm
• 4 pipe fan coil air conditioning system
• Metal-tiled suspended ceilings
• LED lighting throughout
• Floor to ceiling heights are typically 2.85 m
• 3 ten person passenger lifts
• Basement showers including disabled shower
• BREEAM Rating of ‘Excellent’
• EPC Rating: B (35)
The building offers open plan accommodation with flexible and highly divisible space to suit each individual occupier’s specific requirement.

A total of 54,251 sq ft (5,040 sq m) of space is available to let over four floors.
2 Glass Wharf provides the following accommodation

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>USE</th>
<th>SQ FT</th>
<th>SQ M</th>
<th>PARKING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sixth</td>
<td>Offices</td>
<td>LET to PwC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fifth</td>
<td>Offices</td>
<td>LET to PwC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fourth (part)</td>
<td>Offices</td>
<td>LET to PwC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fourth (part)</td>
<td>Offices</td>
<td>8,682</td>
<td>806.6</td>
<td>4</td>
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<tr>
<td>Third</td>
<td>Offices</td>
<td>16,998</td>
<td>1,579.2</td>
<td>8</td>
</tr>
<tr>
<td>Second</td>
<td>Offices</td>
<td>17,207</td>
<td>1,598.6</td>
<td>8</td>
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<tr>
<td>First</td>
<td>Offices</td>
<td>LET to Arcadis</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ground</td>
<td>Offices</td>
<td>3,451</td>
<td>320.6</td>
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</tr>
<tr>
<td>Ground</td>
<td>Retail</td>
<td>7,913</td>
<td>735</td>
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<tr>
<td>TOTAL</td>
<td></td>
<td>54,251</td>
<td>5,040</td>
<td></td>
</tr>
</tbody>
</table>

*Office areas measured in accordance with RICS Property Measurement 1st Edition (IPMS 3) May 2015
Retail areas are Net Internal Areas (NIA).
Extensive choice of retail and leisure within walking distance

Be it permanent or pop-up, there are a range of cafés and restaurants within close proximity. You can take a waterside walk to green parks or shopping centres.

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 the railway platform.
2 Glass Wharf

FROM BRISTOL TEMPLE MEADS

Bristol Parkway 8 mins
Bath Spa 11 mins
Swindon 39 mins
Exeter 56 mins
London Paddington 1 hr 37 mins

Train times to London will reduce by ≥20 minutes post electrification

WALKING 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

ON THE BRISTOL/BATH CYCLE PATH
Misrepresentation Act: The particulars contained in this brochure are believed to be correct but cannot be guaranteed. All liability and negligence or otherwise for any loss arising from the use of the particulars hereby is excluded. The accommodation is offered subject to contract and unless otherwise stated, all rents are quoted exclusive of VAT. All distances are approximate. Designed and produced by The Looking Glass Design. www.tlgd.co.uk June 2016

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