TEMPLE WORKS

BRISTOL BS3

EXCEPTIONALLY LOCATED CITY CENTRE WAREHOUSING, REWORKED FOR MODERN INDUSTRY.

TEMPLE QUARTER | BRISTOL BS3 4RP



Indicative image

TEMPLE WORKS
BRISTOL BS3

Exceptionally well connected urban warehousing and business space.

Strategically positioned in the heart of Bristol, **Temple Works** sits just a five-minute walk from Bristol Temple Meads, the city's main rail and transport hub.

Location

Connected, central and perfectly placed for Bristol's next phase of growth.

Located within Bristol's most dynamic regeneration area, the site is part of the growing Temple Quarter and the Temple Quarter Enterprise Zone, alongside expanding university, research and innovation hubs.

A vibrant mix of cafés, restaurants, hotels and everyday amenities are all within easy walking and cycling distance, creating a highly convenient environment for staff, visitors and occupiers.

Direct access to the A4 Bath Road, St Philip's Causeway and the M32 motorway (J3) provides rapid links to the M4 motorway, M5 motorway and the wider national motorway network.

National and international travel is also easily accessible via Bristol Airport, reachable by car or bus within 22 minutes.

TRAVEL TIMES FROM BRISTOL TEMPLE MEADS	
London	1 h 30 mins
Birmingham	1 h 17 mins
Cardiff	45 mins
Bristol Airport	22 mins (bus)

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BRISTOL BS3

MEAD STREET | TEMPLE QUARTER
BRISTOL BS3 4RP

What 3 words: **thinks.shakes.legend**

1. York Gate
2. New station entrance and transport hub.

READY Q4 2026

Best in class city warehousing, workspace and industrial open storage.

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BREEAM®
Excellent

SUSTAINABLY DESIGNED
targeting BREEAM Excellent and EPC A

RANGE OF UNIT SIZES
from 7,401 sq ft to 34,506 sq ft

PV PANELS
generating occupational savings

EV CHARGING
installed on site

SECURE YARDS
extensive loading areas

10% ROOF LIGHTS
to provide bright internal environment

6M MINIMUM
eaves height throughout

FITTED OFFICES
to CAT A finish

Unit	(sq ft)	(sq m)
1	17,219	1,599.70
2A	12,121	1,126.08
2B	10,459	971.67
2C	11,926	1,107.96
3A	14,325	1,330.84
3B	18,794	1,746.02
4A	7,529	699.47
4B	7,588	704.95
4C	7,559	702.25
4D	7,401	687.58
5	10,743	998.06
TOTAL	125,664	11,674.58

Gross Internal Lettable Areas

TEMPLE ISLAND

YORK GATE

YARD 1

YARD 2

YARD 3

Plot	Acres
YARD 1	1.00
YARD 2	0.58
YARD 3	0.75
TOTAL	2.31

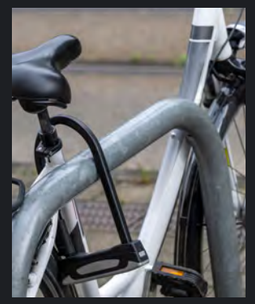
Indicative image

TEMPLE WORKS | TEMPLE QUARTER | BRISTOL BS3 4RP

Specification













Indicative image

Prime Location. Future-Focused. Unmatched Quality.

Reworked for modern industry, **Temple Works** delivers best-in-class urban warehousing and workspace for Bristol's most innovative occupiers.

Sustainability is central to refurbishment strategy targeting BREEAM Excellent across all units:

- EPC A ACROSS ALL UNITS
- BREEAM® Excellent — TARGETING BREEAM EXCELLENT
- ON-SITE PARKING WITH EV CHARGING
- SOLAR PANELS REDUCE CARBON EMISSIONS
- 10% ROOFLIGHTS REDUCE ARTIFICIAL LIGHTING
- CYCLE PARKING
- RANGE OF UNIT SIZES
- 6M MIN EAVES HEIGHT THROUGHOUT
- DOUBLE HEIGHT GLAZED ENTRANCES
- FITTED OFFICES TO 'CAT A' SPEC

The estate will be comprehensively refurbished to deliver modern warehouse units with integrated fitted offices. Units feature contemporary black and anthracite cladding, Corten steel accents and distinctive new façades, creating a unified identity across the scheme. Office accommodation is delivered to Cat A specification across ground floor and mezzanine levels. Corner units benefit from additional glazing, and high-quality landscaping enhances the wider environment.

Glazed entrances and double-height receptions flood office areas with natural light, while individual units can be consolidated to suit larger requirements.

Ready for a wide range of uses - production, R&D, logistics, or hybrid office/industrial, all units offer a minimum 6m internal height (exceeding 7m in parts). Dedicated loading, with car and cycle parking, and strong servicing capability.

The estate also provides secure open storage plots with power and water connections, suitable for storage, logistics or other operational uses.



Temple Works | UNITS 4A-4D

Indicative image



Indicative image

Temple Works | UNITS 3, 4 & 5



Indicative image

Temple Works | UNIT 5



Indicative image

Temple Works | UNIT 1



TEMPLE WORKS | TEMPLE QUARTER | BRISTOL BS3 4RP

Phase 1 accommodation

UNIT	WAREHOUSE SPACE (sq ft)	WAREHOUSE SPACE (sq m)	GROUND FLOOR OFFICE SPACE (sq ft)	GROUND FLOOR OFFICE SPACE (sq m)	FIRST FLOOR OFFICE SPACE (sq ft)	FIRST FLOOR OFFICE SPACE (sq m)	YARD DEPTH	LOADING BAYS	INDIVIDUAL UNIT LETTABLE AREAS (sq ft)	INDIVIDUAL UNIT LETTABLE AREAS (sq m)	COMBINED UNITS LETTABLE AREA (sq ft)	COMBINED UNITS LETTABLE AREA (sq m)
3A	11,724	1,089.20	1,474	136.94	1,127	104.7	32.5m	2	14,325	1,330.84	33,119	3,076.85
3B	14,548	1,351.55	2,430	225.75	1,816	168.71	32.5m	2	18,794	1,746.01		
4A	5,481	509.2	1,024	95.13	1,024	95.13	18.6m	1	7,529	699.47	30,077	2,794.23
4B	5,802	539.02	655	60.85	1,131	105.07	18.6m	1	7,588	704.95		
4C	7,843	728.64	634	58.90	1,082	100.52	18.6m	1	7,559	702.25		
4D	5,285	490.99	1,058	98.29	1,058	98.29	18.6m	1	7,401	687.58		
5	8,150	757.16	929	86.31	1,664	154.59	16.5m	1	10,743	998.06	Gross Internal Areas	

	(acres)	(sq m)
YARD 1	1.00	4,048
YARD 2	0.58	2,290
YARD 3	0.75	3,034
TOTAL	2.31	9,372

OPEN STORAGE PLOTS

The site comprises rare city centre self contained and secure open storage plots with hardcore surfacing, steel weld-mesh fencing and access to power and water.



Phase 2 accommodation

UNIT	WAREHOUSE SPACE (sq ft)	WAREHOUSE SPACE (sq m)	GROUND FLOOR OFFICE SPACE (sq ft)	GROUND FLOOR OFFICE SPACE (sq m)	FIRST FLOOR OFFICE SPACE (sq ft)	FIRST FLOOR OFFICE SPACE (sq m)	YARD DEPTH	LOADING BAYS	INDIVIDUAL UNIT LETTABLE AREAS (sq ft)	INDIVIDUAL UNIT LETTABLE AREAS (sq m)	COMBINED UNITS LETTABLE AREA (sq ft)	COMBINED UNITS LETTABLE AREA (sq m)
1	14,115	1,311.33	1,227	113.99	1,877	174.38	13.5m	2	17,219	1,599.70		
2A	7,843	728.64	1,630	151.43	2,648	246.01	17.8m	1	12,121	1,126.08		
2B	8,294	770.54	1,083	100.61	1,082	100.52	17.8m	1	10,459	971.67	34,506	3,205.71
2C	7,912	735.05	1,623	150.78	2,391	222.13	17.8m	1	11,926	1,107.96		

Gross Internal Areas



Indicative image

Terms
All units and plots are available by way of new Full Repairing and Insuring (FRI) leases for a term of years to be agreed.

Planning
The industrial units benefit from planning consent for Use Classes E(g)(iii), B2 and B8, permitting light industrial, general industrial and storage/distribution uses. Alternative uses may be considered, subject to the necessary planning consents being obtained. The open storage sites benefit from B8 consent.

Timescale
The refurbishment project of Temple Works is underway and will be delivered in phases. The first phase of works will be completed Q4 2026/Q1 2027.

Service charge
Occupiers will be liable for a service charge contribution to the estate based on a fair and proportionate basis.

EPC
All units will be constructed and specified to achieve an EPC A on assessment.

Business rates
Please enquire with agent, specifics are available for each unit.

Costs
Interested parties will be responsible for their own legal and professional costs associated to any prospective transaction.

Viewings
All interested parties to arrange an inspection via the joint agents:

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Mortimer/RE

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June 2026. Designed by Sprague Gibbons