

**CASE STUDY**  
Office Agency



**Hartnell Taylor Cook LLP sold the prime commercial site, on behalf of a residential developer, Persimmon City Developments, to LTG Real Estate and has subsequently been retained to advise on the speculative development of a new building totalling 123,000 sq ft.**

The building occupies one of the last sites with frontage to the floating harbour and, when completed in April 2009, was and still is one of the largest speculative developments ever undertaken in Bristol. The building incorporates a high level of sustainability in its design philosophy and has achieved a BREEAM 2006 rating of Excellent. It offers occupiers an extremely high quality working environment that includes the first reception hall in Bristol to be designed by award winning architect Moray Smith.

Hartnell Taylor Cook LLP's office agency team agreed a pre-let to NFU Mutual of 21,435 sq ft, who subsequently more than doubled their accommodation in February 2010 when agreeing to take a further 22,884 sq ft.

For further information on the scheme:-

<http://www.templeback.com/>

**Client: LTG Real Estate**

**CONTACT**

**Chris Grazier**

Direct Dial: 0117 946 4538

Mobile: 07788 105578

E-mail: [chris.grazier@htc.uk.com](mailto:chris.grazier@htc.uk.com)