

20th March 2013

**SALMON AND NFU MUTUAL TO START ON SITE AT TEMPLE QUAY
BRISTOL**



Salmon Harvester Properties Limited, a joint venture between Salmon Developments and NFU Mutual, is to commence work on Two Glass Wharf, Temple Quay in Bristol. The 100,000 sq ft (9,290 s m), £35 million office development, with ancillary retail and restaurant use, sits within the city's Enterprise Zone and will be the first speculative development in Bristol for four years.

Rorie Henderson, Development Director at Salmon comments, "The site is ready for delivery and we are now going out to tender. We anticipate a start on site in June with completion scheduled for October 2014. Tenants at Two Glass Wharf will benefit from a first class location in the heart of Bristol, a waterfront setting and all the infrastructure and financial advantages of being located within the Enterprise Zone. We have acquired three adjacent sites in Temple Quay over the last two years and this is the first phase of our development plans."

Simon Price, Partner at Alder King comments, "There has a been a noticeable increase in activity and some significant sizeable enquiries recently. Discussions are already underway with potential high caliber occupants."

Salmon Harvester Properties Ltd acquired the Two Glass Wharf, Temple Quay site (0.3 acres) in November 2010 from PWC and Lloyds Bank as part of the Castlemore Plc administration. The site sits adjacent to Bristol Temple Meads Station and the Floating Harbour and has established itself over the last 15 years as Bristol's main office centre.

Planning Consent for a 145,000 sq ft gross, seven storey headquarters office building, together with ancillary retail and restaurant use at ground floor level, was granted in November 2007. Ground works have already been completed to create a basement car park with 43 spaces plus 75 bicycles. A transfer slab creating a new ground floor has also been completed.

Bristol Temple Quarter Enterprise Zone successfully bid for £20.8 million of funding from the Local Infrastructure Fund last autumn and are currently working up the detailed plans for 17 pieces of infrastructure in the zone. These will improve access between sites and open up the public space, creating better pedestrian and cycling access and improved road layouts, including as the roundabout at Temple Circus.

Alder King has been appointed as sole letting agent.