

## Salmon puts major Bristol development opportunity on the market

By Paul Norman - Tuesday, September 18, 2018 15:00



Salmon Harvester Properties is bringing to market for sale one of Bristol's largest and most prime development opportunities, the 4 Glass Wharf freehold where it has consent for a 215,091 sq ft headquarters scheme, CoStar News can reveal.

Salmon has appointed Alder King and HSM to market the 1.3 acre site in the Temple Quarter Enterprise Zone in Bristol city centre opposite the new HMRC Bristol regional HQ.

Salmon gained consent in January 2018 for a Class B1 office building (basement, ground plus seven storeys) totalling 215,091 sq ft. It previously had consent for a mixed use scheme incorporating residential, retail and workshop space.

Alternative uses that might include residential with up to 2,200 homes proposed within the Enterprise Zone, hotel and conference uses, flexible employment floorspace and active uses ground level - leisure and retail.

Rorie Henderson, development director at Salmon, said: "We are bringing this site to market in response to the interest we have received from a number of parties on a number of different use class basis's and to bring to a head this interest.

"Ever since the reported Fire Station site sale earlier this summer we have been inundated with enquiries . This is the third of our three sites at Temple Quay and follows on from the successes of our 2 Glass Wharf Office development (100,000 sq ft funded by NFUMutual ) let to PwC , Arcadis Group , Foot Anstey and Grant Thornton and 3 Glass Wharf (110,000 sq ft office funded by L&G) and pre-let to HMRC which is scheduled to complete at the end of the year."

4 Glass Wharf is the third and final phase of what has been Salmon's development programme in Bristol's Temple Quarter Enterprise Zone, which is adjacent to Temple Meads station and Floating Harbour.

Salmon has already completed 2 Glass Wharf, a 101,000 sq ft net office building let to PwC, Grant Thornton, Aracadis Group and Foot Anstey LLP and prelet 3 Glass Wharf, an 110,000 sq ft net office prelet to HMRC, under construction and scheduled for completion in Q4 this year.

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