

Beacon Tower, Bristol City Centre, BS1 4UX

OFFICES TO LET - FULLY FITTED AND FLEXIBLE TERMS AVAILABLE

1,100 to 3,085 sq ft (102 - 286 sq m) + car parking and cycle hub



LOCATION - BS1 4UX

Beacon Tower is a landmark office building situated in the heart of the city.

Temple Meads mainline train station is a 15 minute walk away as is Cabot Circus Shopping Centre. Access to the M32 and regional motorway network is only one mile away and a comprehensive bus service including the new Metro network runs adjacent to the building.

The popular Bristol Beacon venue is directly opposite as is the Trenchard Street multi storey car park which provides additional short term and long term licence car parking.

Specification

Beacon Tower provides a high quality specification across open plan floor plates with panoramic views of the city and excellent natural light.

The office benefits from the following specification:

- Exposed services finish with VRF heating and cooling
- 1 demised car parking space per suite
- EPC A/B
- Dedicated shower & changing provisions, high quality W/C's and secure bike storage

Office Floor Area (NIA)

Floor	Area (Sq ft)	Area (Sq M)
15 th Floor	2,812 sq ft (Splits from - 1,100 - 1,600 sq ft)	102 - 148 sq m
11 th Floor	3,085 sq ft	286 sq m
9 th Floor	1,657 sq ft	153 sq m
4 th Floor	2,004 sq ft	186 sq m

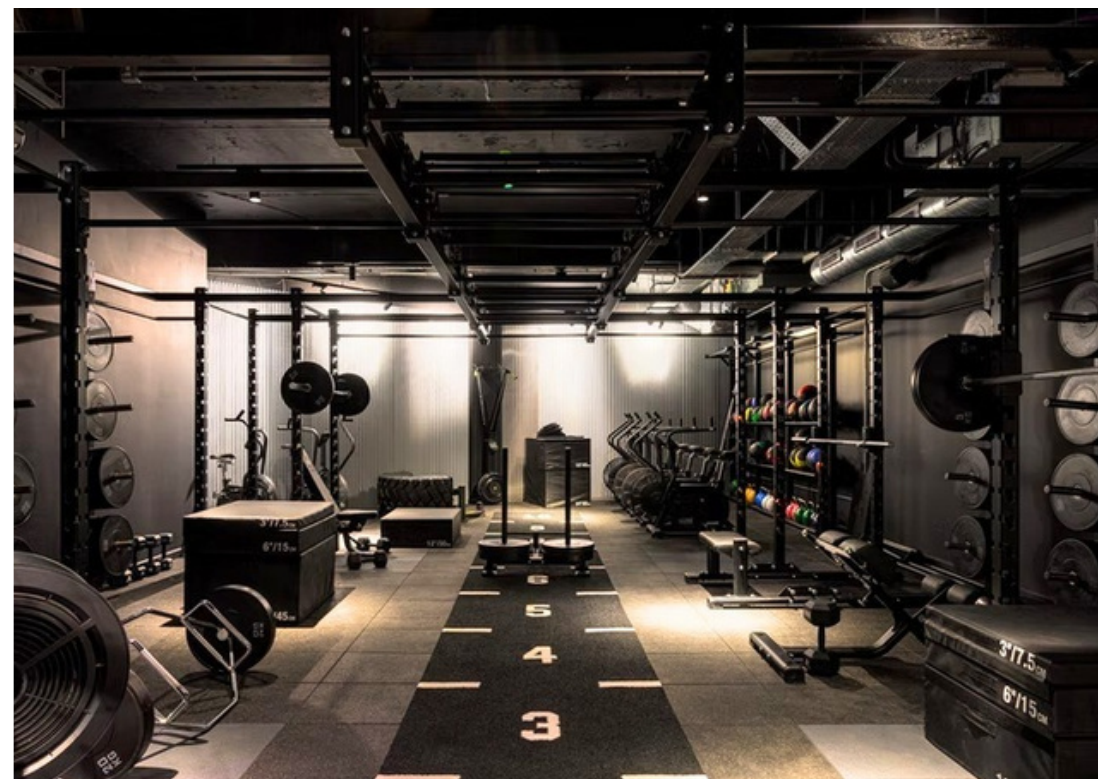
Tenure

Available to let on new leases for a term of years to be agreed.

Quoting Rent & Service Charge

Upon Application to the sole agents.





BS1 4UX

BEACON TOWER IS A LANDMARK
OFFICE BUILDING SITUATED IN THE
HEART OF THE CITY

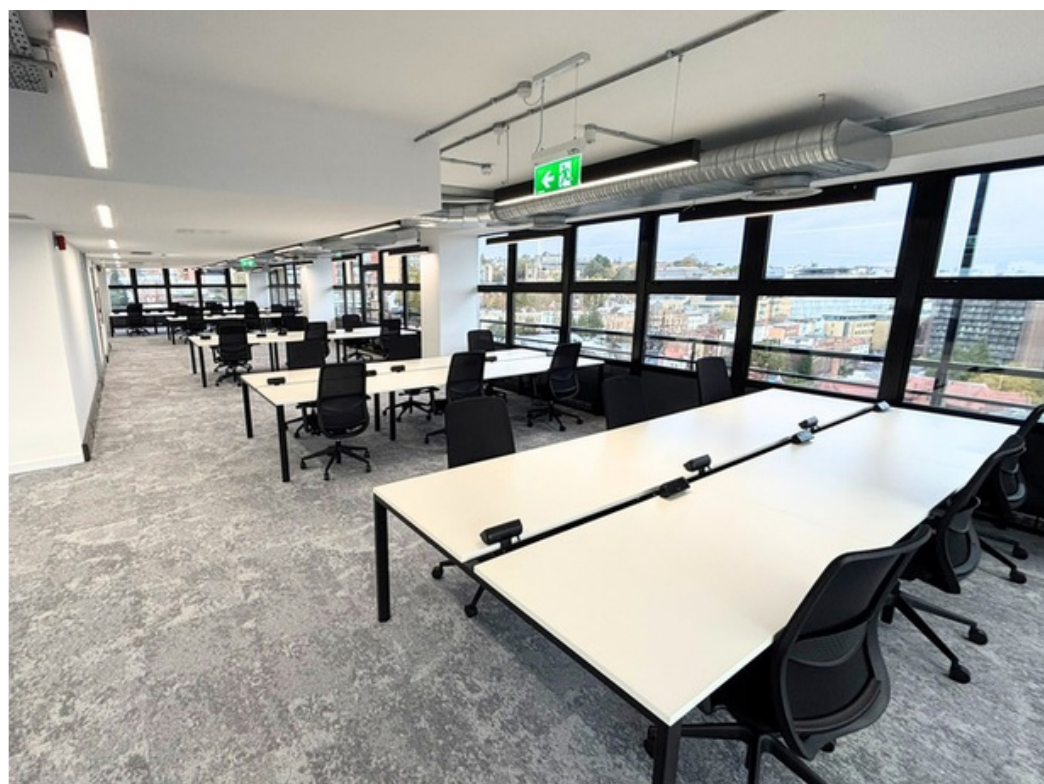
- 01 CABOT CIRCUS / BROADMEAD
- 02 BRISTOL UNIVERSITY
- 03 PARK STREET / CLIFTON TRIANGLE
- 04 THE WATERFRONT / HARBOURSIDE
- 05 QUEEN SQUARE
- 06 TEMPLE MEADS STATION
- 07 M32 MOTORWAY
- 08 CASTLE PARK
- 09 BRISTOL BRIDGE
- 10 BALDWIN STREET
- 11 COLLEGE GREEN
- 12 ST NICHOLAS MARKET
- 13 BRISTOL BEACON
- 14 BRISTOL CITY CENTRE FERRY LANDING


**BEACON
TOWER**


5 mins


7 mins


12 mins



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Business Rates

Floor	Area	Rateable Value	Rates Payable
15 th Floor	2,812 sq ft	£88,500	£42,480 pa (UBR 0.48p)
11 th Floor	3,085 sq ft	£112,000	£53,760 pa (UBR 0.48p)
9 th Floor	1,657 sq ft	£21,500	£9,288 pa (UBR 43.2p)
4 th Floor	2,004 sq ft	£75,000	£36,000 pa (UBR 0.48p)

We recommend all interested parties contact the local authority to confirm the exact rating liability on the office suite.

Use

Use Class E commercial (formerly B1 Offices).

EPC - A / B

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party to bear their own legal costs.

CONTACT

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