

TO LET

Ground Floor, HALO

Counterslip, Bristol BS1 6AJ

Fully Fitted Ground Floor Offices

2,934 sq ft net approx



Location

HALO is located on the southern side of Counterslip, on the corner of Temple Street, close to Victoria Street. Temple Meads train station is a 10 minute walk along with numerous bus routes that operate along Victoria Street and Temple Way.

The area is extremely well served for amenity within Finzel's Reach with Spicer & Cole opposite, numerous cafes and convenience stores on Victoria Street along with the street food markets in Finzel's Reach. Cabot Circus is a 7-8 minute walk away.

M32



0.3 miles

**Temple Meads
Railway
station**



0.7 miles

Bus Stop

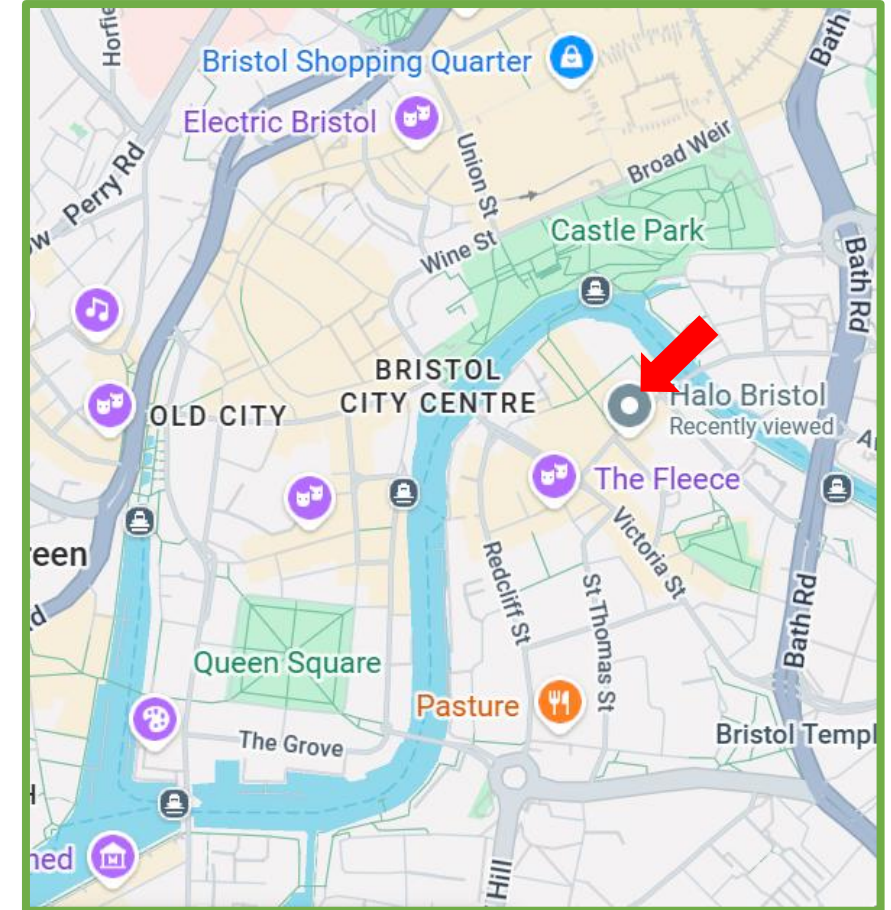


0.1 miles

Amenities



0.1 mile



Accommodation

Description

HALO was developed in 2023 by Cubex and is one of the highest specified buildings in the city centre. Major occupiers in the building include Osborne Clarke and Deloitte. This ground floor unit was acquired by the tenant in June 2025 and only briefly occupied.

The accommodation is offered fully fitted with the current layout providing 20 desks, kitchen break out area, 10 person and 4 person meeting rooms and a library area.

Parking

There is no car parking with this suite.

Services

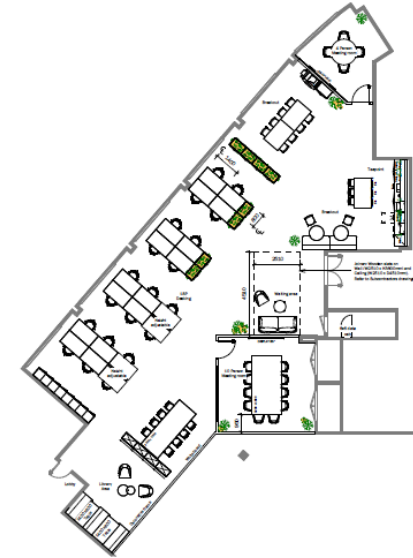
We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Sustainability

The property has several eco-friendly features:

- 🌿 BREEAM Outstanding
- 🌿 EPC A
- 🌿 Wiredscore Platinum
- 🌿 Cycle Score Platinum

Area	sq ft	sq m
Ground floor	2,934	272.5



**Fully
accessible
raised floors**



**Suspended
ceilings**



Air conditioning



**Bicycle
parking**



**Recessed
lighting**



Kitchenette



**Shower
facilities**



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Bristol City Council.

Business Rates

Interested parties should make their own enquiries to Bristol City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

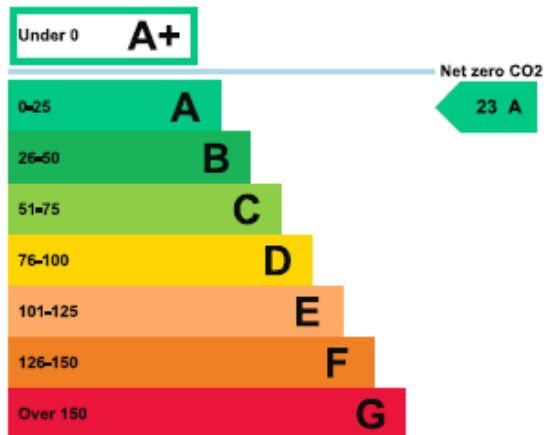
www.voa.gov.uk.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

Energy Performance Certificate

The property has an EPC rating of A23. The certificate will be available on request.



Terms

The property is available via an assignment or subletting of our clients lease which commenced 18th July 2025 for a term of 15 years. The lease is subject to a tenants only break in year 5 upon 6 months prior written notice and a mutual break in year 10 with either party able to break the lease upon 6 months notice.

Rent

The passing rent is £51.50 psf which combines a base rent of £45 psf with an additional £6.50 psf reflective of the fit out. Our clients would consider an assignment or a sub letting for a term to be agreed. We are quoting a sub letting rent of £55psf for the space in its current configuration.

The current service charge equates to £13.97psf. Rates are being assessed.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

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www.alderking.com

AK Ref: AH/TD **Date:** June 2026 **Subject to Contract**

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COMMERCIAL
AGENCY



INVESTMENT



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ASSET
RECOVERY

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

alder king

PROPERTY CONSULTANTS

