



## Castlemead

Lower Castle Street, Bristol, BS1 3AG

**Newly refurbished office to a high specification located in one of Bristol's tallest city centre office buildings.**

**1,775 to 7,185 sq ft**  
(164.90 to 667.51 sq m)

- Telcoms Preconnect
- New Suspended metal tiles ceilings
- Metal raised floor with LED lighting
- Four pipe fan coil A/C
- 331 new bike spaces + 10 electric bike space + brompton lockers
- 9 male and female showers and 400 new lockers
- Parking Ratio 1:1,632 sq ft plus 12 new electric vehicle



Summary

Available Size	1,775 to 7,185 sq ft
Rent	£29.50 - £33.50 per sq ft
Business Rates	Between £6.10-£7.01psf
Service Charge	£8.12 per sq ft 2022/ 30 June 2023 Budget
Car Parking	Parking Ratio 1:1,632 sq ft
Estate Charge	N/A
EPC Rating	C

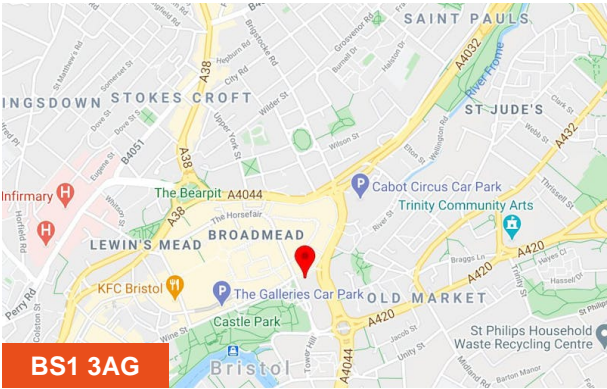
Description

Newly refurbished office to a high specification located in one of Bristol's tallest city centre office buildings. Castlemead now has ultrafast internet available for all occupiers in less than 24 hours when they sign up with Telcom Preconnect.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
4th - Part 1	2,862	265.89	Available
4th - Part 2	4,495	417.60	Let
11th - Part	4,857	451.23	Let
11th - Part	2,596	241.18	Let
12th - Part	3,777	350.89	Let
12th - Part	3,727	346.25	Let
17th - Suite A	5,185	481.70	Let
17th - Suite B	1,775	164.90	Available
5th - Part	3,603	334.73	Available
5th - Part B	3,582	332.78	Available
Total	36,459	3,387.15	



Viewing & Further Information

**Freddie Myatt**  
0117 923 9234 | 07385 045218  
Freddie.Myatt@htc.uk.com

**Chris Grazier**  
0117 923 9234 | 07788 105 578  
chris.grazier@htc.uk.com

**Natalie Bennett**  
0117 946 4534 | 07799 773808  
natalie.bennett@htc.uk.com