



C A S T L E M E A D

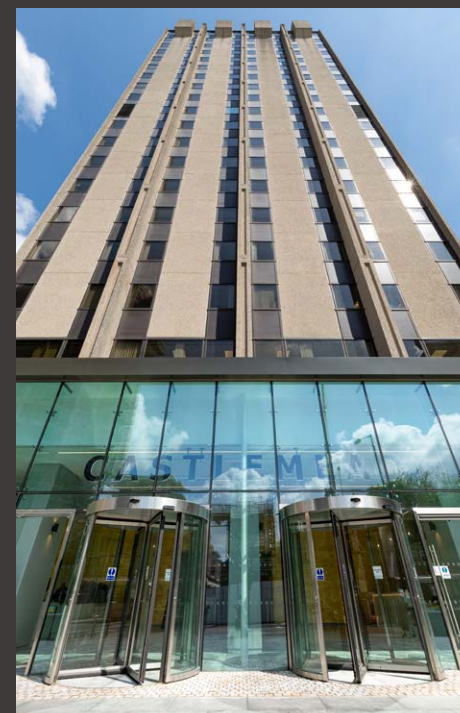
BRISTOL



A NEW
**BENCHMARK
IN BRISTOL**

Castlemead is a city landmark office building and offers high quality refurbished open plan accommodation from 1,441 sq ft - 15,348 sq ft.

With 360 panoramic views over Bristol's cityscape and Castle Park and with the Cabot Circus regional shopping, dining and leisure destination on your doorstep, why locate your business anywhere else?



BUILDING SPEC

NEWLY REMODELLED AND
**REFURBISHED
RECEPTION**

SECURE
24/7 ACCESS

DEDICATED ON-SITE
**BUILDING
MANAGER**
AND CONCIERGE TEAM

6 X 20 PERSON
**PASSENGER
LIFTS**

12 NEW ELECTRIC VEHICLE
**CHARGING
POINTS**

CAR PARKING RATIO
1:1632 SQ FT

DEDICATED TELCOM FIBRE
10,000MBPS
THROUGHOUT THE BUILDING

We've partnered with connectivity experts, Telcom to pre-install 10,000Mbps fibre throughout the building, providing dedicated fibre internet on-tap. Tenant benefits include:

- Ultrafast internet connections speeds
- Dedicated concierge service
- Guaranteed day 1 connectivity

OFFICE SPEC

FOUR PIPE FAN COIL
**AIR
CONDITIONING**

LOW ENERGY
LED LIGHTING

SUSPENDED
**METAL TILED
CEILING**

ENCAPSULATED
**METAL RAISED
FLOORS**

REDECORATION AND
NEW CARPETS
THROUGHOUT

CYCLE FACILITIES

DEDICATED SECURE
**ACCESS VIA NEW
ENTRANCE + LIFT**

4 BROMPTON BIKES
**HIRE AVAILABLE
VIA APP**

15 BROMPTON LOCKERS
**331 BIKE SPACES
10 E-BIKE SPACES**
ELECTRIC SCOOTER STAND

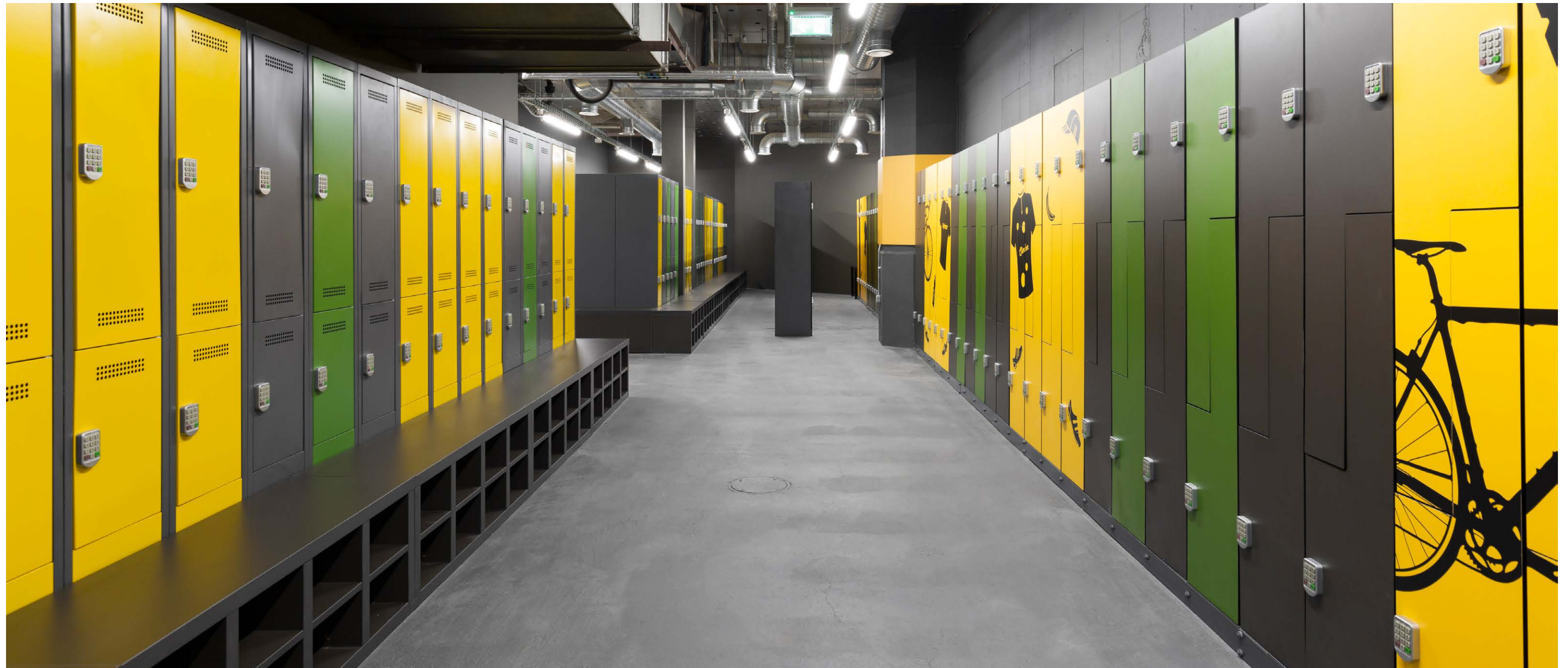
LARGE
DRYING ROOM
WITH IRONING STATION

DEDICATED BIKE
**MAINTENANCE
AREA**

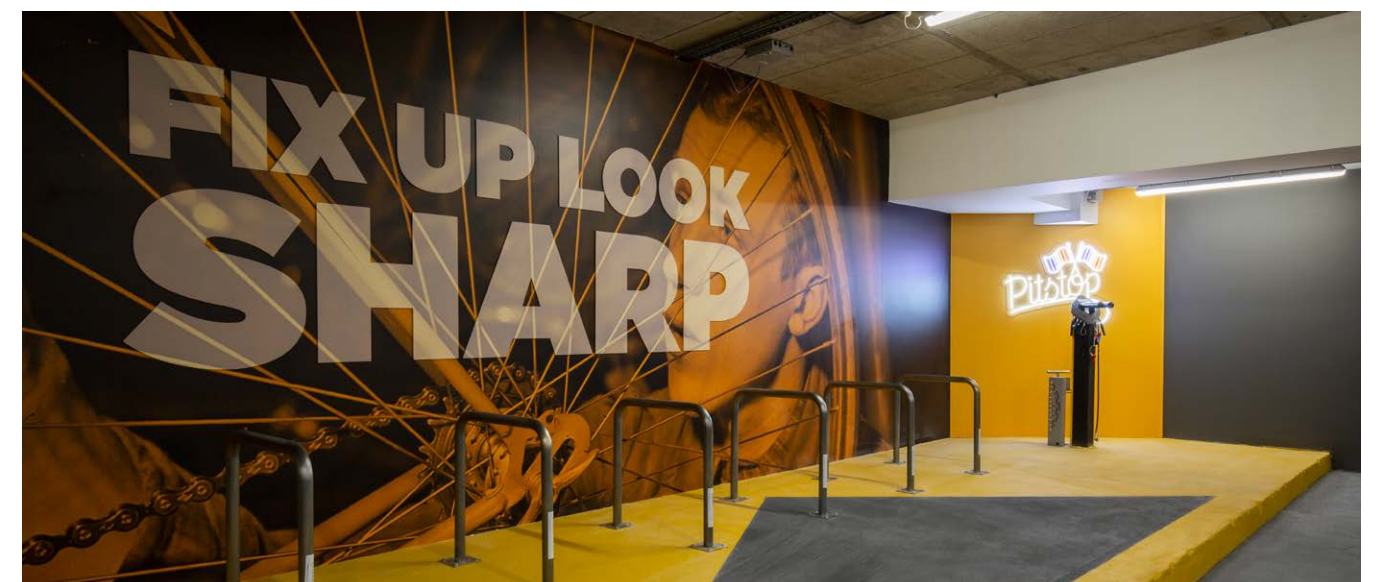
400 NEW LOCKERS
**148 TWO TIER +
252 Z-LOCKERS**
WITH SEATING AND SHOW RACKS

**NEW LUXURY
SHOWER BLOCK**
WITH UNDER FLOOR
HEATING AND HAIRDRYERS





GOING THE EXTRA MILE 





BOASTING
GRADE A
SPECIFICATION

Standing at 80m, Castlemead is the tallest office building in Bristol and is arranged over 18 floors. The building provides high quality open plan office floors with the flexibility to divide into a variety of smaller suite sizes to suit occupiers' requirements.

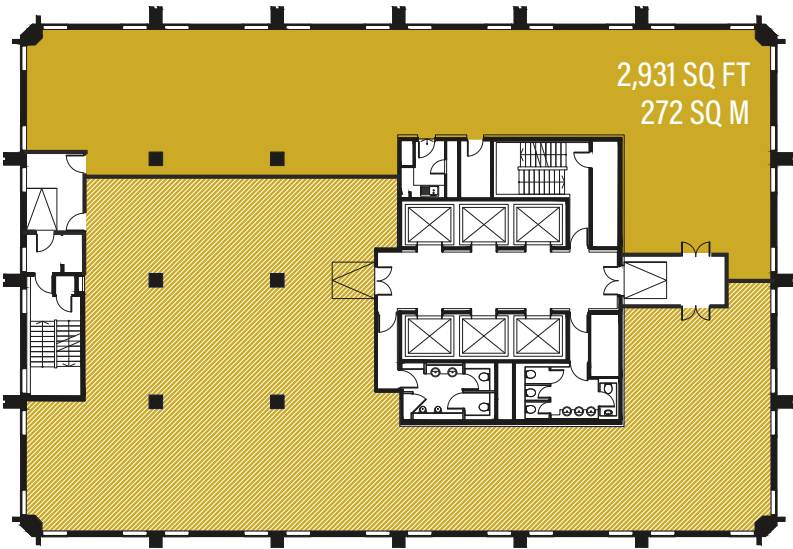
Regular open plan floor plates give an occupier the scope to easily adapt the space to suit their business needs.

All floors are fully refurbished with full access raised floors, metal tiled suspended with LED lighting and air conditioning.

Included in the current availability is the 17th floor which is a rare opportunity to secure a stunning penthouse office accommodation with views across Bristol.

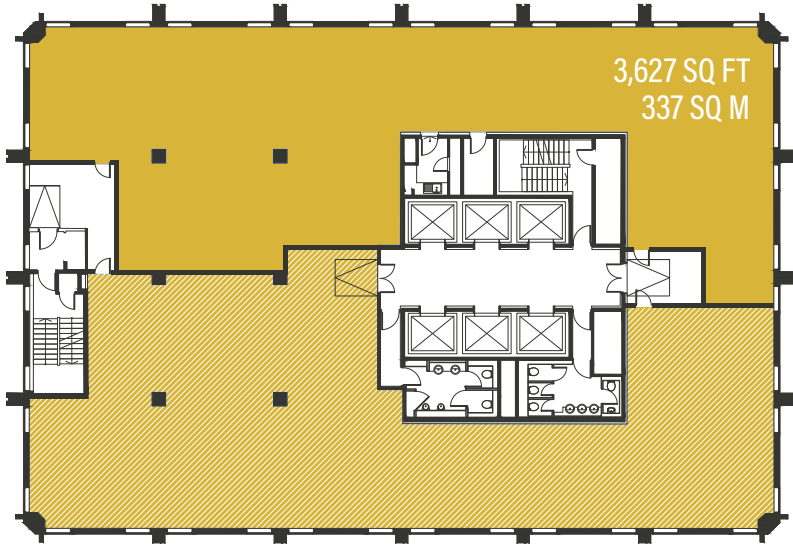
CURRENT AVAILABILITY

Floor	Sq Ft	Sq M
17th Floor	1,775	165
12th Floor	3,627	337
4th Floor	2,931	272



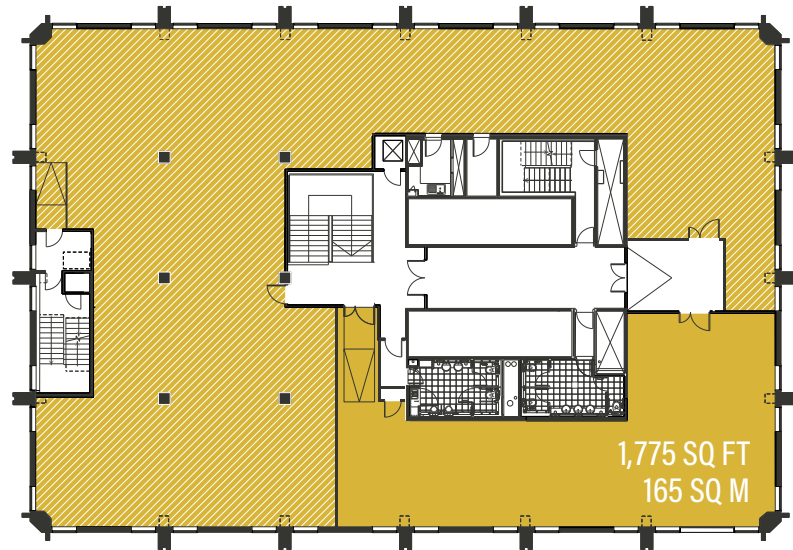
4TH FLOOR

2,931 sq ft (272 sq m)



12TH FLOOR

3,627 sq ft (337 sq m)



17TH FLOOR

1,775 sq ft (165 sq m)

4TH FLOOR INDICATIVE LAYOUT



CURRENT OCCUPIERS INCLUDE





CENTRAL WORKING IN THE HEART OF BRISTOL

Positioned adjacent to Cabot Circus and Broadmead shopping areas, the building has outstanding access to a wide range of amenities. Cabot Circus provides 1 million sq ft of retail and leisure facilities including Harvey Nichols, House of Fraser, Hugo Boss and Showcase Cinema, together with 17 restaurants and a wide range of cafés.

Castlemead is only a short walk from Castle Park and the Floating Harbour whilst Temple Meads railway station is within a 10 minute walk. The Inner Ring Road is directly accessed from the building and there is a NCP car park adjacent, making Castlemead exceptionally well connected.

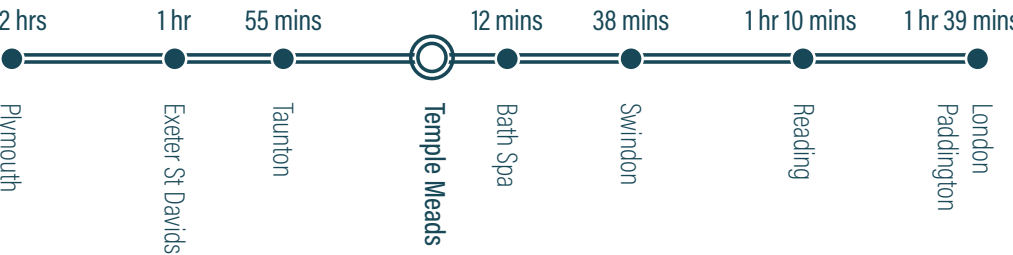
ON FOOT

Castle Park	30 secs
Cabot Circus	1 min
Bristol Bus Station	10 mins
Temple Meads Station	10 mins
Queen Square	14 mins
Harbourside	17 mins

BY CAR

M32 (Jct 3)	3 mins
M4 (Jct 19)	8 min
M4/M5 (Int'chge)	11 mins
Bath (via A4)	38 mins
Cardiff	54 mins
London (Heathrow)	1 hr 46 mins

BY TRAIN





LEGAL COSTS

Each party will be responsible for their own legal costs incurred during any letting transaction.

ANTI-MONEY LAUNDERING REGULATIONS

The successful lessee will be required to provide the usual information to satisfy the Anti-Money Laundering requirements upon agreement of Heads of Terms.

EPC

The building benefits from an EPC rating of C (67).

VAT

VAT is applicable on all costs unless otherwise stated.

TERMS

Available on an effective fully repairing and insuring lease for a term of years to be agreed.

FURTHER INFORMATION

To arrange a viewing or for further information please contact the joint agents:

**Hartnell
TaylorCook**

0117 923 9234
htc.uk.com

Chris Grazier
chris.grazier@htc.uk.com

Natalie Bennett
natalie.bennett@htc.uk.com



0117 945 8814
KnightFrank.co.uk

Andy Smith
andy.smith@knightfrank.com

Polly Smart
polly.smart@knightfrank.com

Managed by:



Important Notice: These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. Some library photography has been used throughout the brochure.
Designed and produced by www.kubiakcreative.com 256542 07-25

CASTLEMEADBRISTOL.CO.UK