



EAGLE HOUSE

Eagle House, 56 Colston Avenue, BS1 4ST

From 5,565 sq ft – 11,840 sq ft (517 – 1,100 sq m)



**GRADE A, OPEN PLAN OFFICES IN
THE HEART OF THE CITY CENTRE**



LOCATION

The property is located on Colston Avenue: this newly redesigned public space provides a stylish and modern setting for Eagle House in a vibrant and dynamic area in the heart of Bristol. Corn Street and St Nicholas Market are on the doorstep where there is a great choice of cafes, bars and restaurants.

Eagle House is a landmark building located in the heart of Bristol next to the Grade I Listed St Stephens Church. In 2019, the property was refurbished creating a magnificent workspace in its original art décor style.

Inside **Eagle House** there is a spectacular full height atrium which gives the building a new main circulation core, together with an auditorium opening up the basement and providing occupiers with the opportunity for a flexible working environment throughout the building.

AVAILABLE ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the premises has the following approximate net internal floor areas:

3rd Floor: 6,275 sq ft (583 sq m)

4th Floor: 5,565 sq ft (517 sq m)

Total: 11,840 sq ft (1,100 sq m)

- The floors are available together or separately.
- Open plan floor plates with heating / cooling and passenger lifts
- Outstanding working environment – refurbished in 2019
- Excellent break out areas, together with additional bookable meeting rooms, bookable auditorium area, shower facilities and substantial bike storage





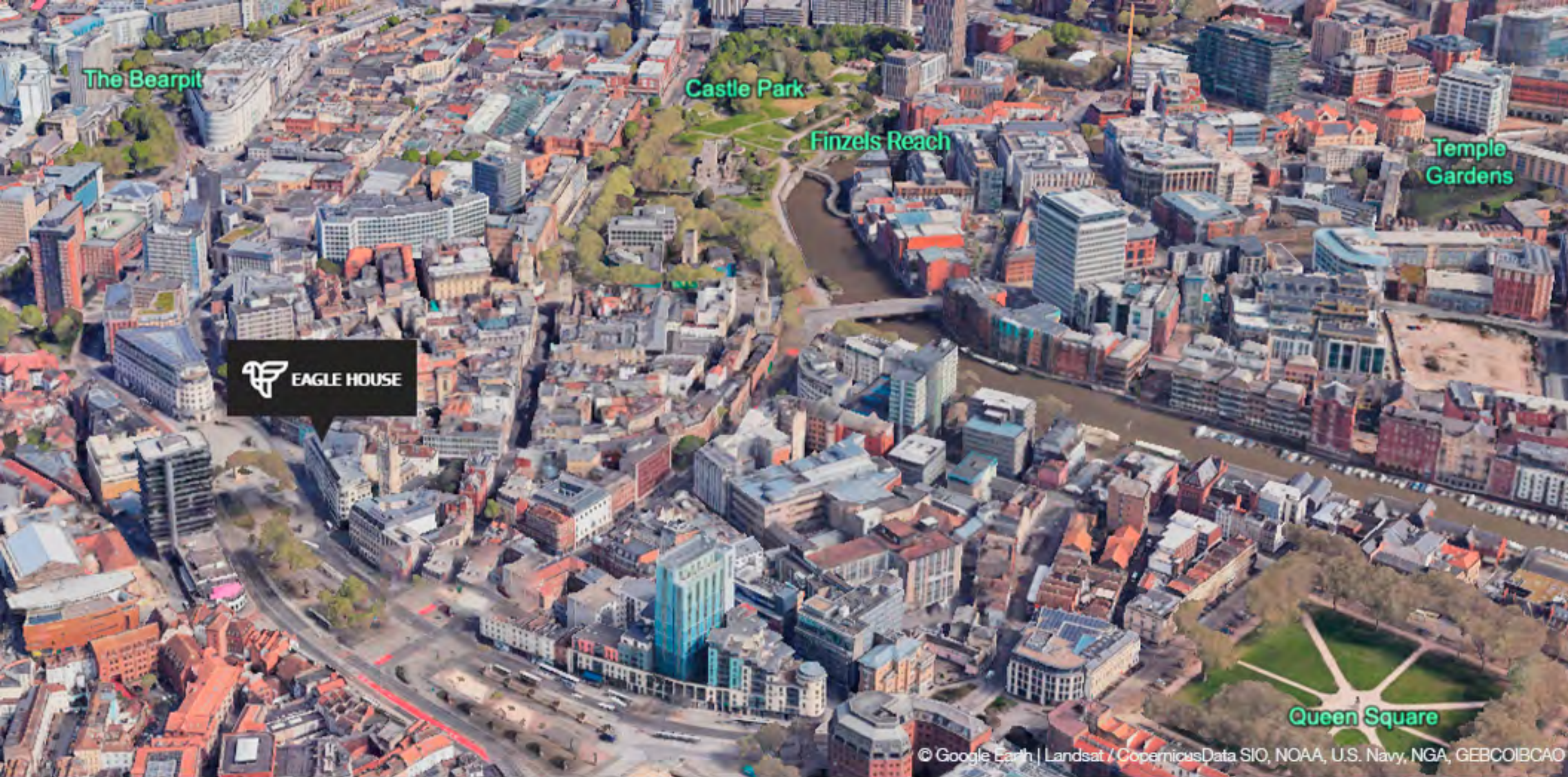

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 **EAGLE HOUSE**

The property is currently occupied as a whole by two media businesses (Immediate and Our Media): two floors have become available to rent by way of a new sub lease.

The available space is located on the third and fourth floors and the tenant will also have use of the kitchen and common area located on the lower ground floor, together with various bookable meeting rooms, a bookable auditorium area (accommodating up to 200 people theatre style with full AV facilities), breakout areas, shower facilities and bike storage.





Within walking distance

Broadmead/Cabot Circus	10 minutes
Temple Meads Railway Station	20 minutes
Harbourside	4 minutes
Clifton Triangle	15 minutes



TERMS

The floors are available to rent by way of a sub lease(s) direct from the current tenant for a term not exceeding April 2030. The sub lease (s) will be outside of the Landlord and Tenant Act 1954.

QUOTING SUB RENT

Upon application.

A service charge will also be payable to cover the cost of any shared or communal items.

BUSINESS RATES

The property is currently assessed as a whole, so each floor will need to be re-assessed upon a tenant occupying the space.

EPC

The property has an EPC rating of C(63).

VAT

The property is elected for VAT.

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

SUBJECT TO CONTRACT



VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Finola Ingham FRICS

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Email: finola@burstoncook.co.uk

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Exterior photography : Stride Treglown
Interior photography: Steve Sayers

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