



BEACON TOWER

AVAILABILITY FROM 1,500 – 4,239 SQ FT

CONTEMPORARY OFFICE SPACE TO LET WITH PANORAMIC CITY VIEWS

Beacon Tower | Bristol City Centre | BS1 4UX

beacontower.co.uk

WELCOME TO BEACON TOWER ICONIC OFFICE SPACE ON BRISTOL'S SKYLINE IN A LANDMARK BUILDING



 WATCH
VIDEO

BEACON TOWER



KEY BUILDING FEATURES INCLUDE:



NEW
RECEPTION



NEW
DOUBLE GLAZING



TWO NEW 17 PERSON
PASSENGER LIFTS



REFURBISHED
WCS



2.75M FLOOR TO
SOFFIT HEIGHT



EXPOSED
SERVICES FINISH



FLOOR BY FLOOR VRF HEATING
AND COOLING



78
CYCLE SPACES



6
SHOWERS



75
LOCKERS



DRYING
ROOM



39 CAR
PARKING SPACES



CO WORKING OFFER WITH
ROOF TERRACE



RESTAURANT WITH TERRACE





COFFEE
KIOSK

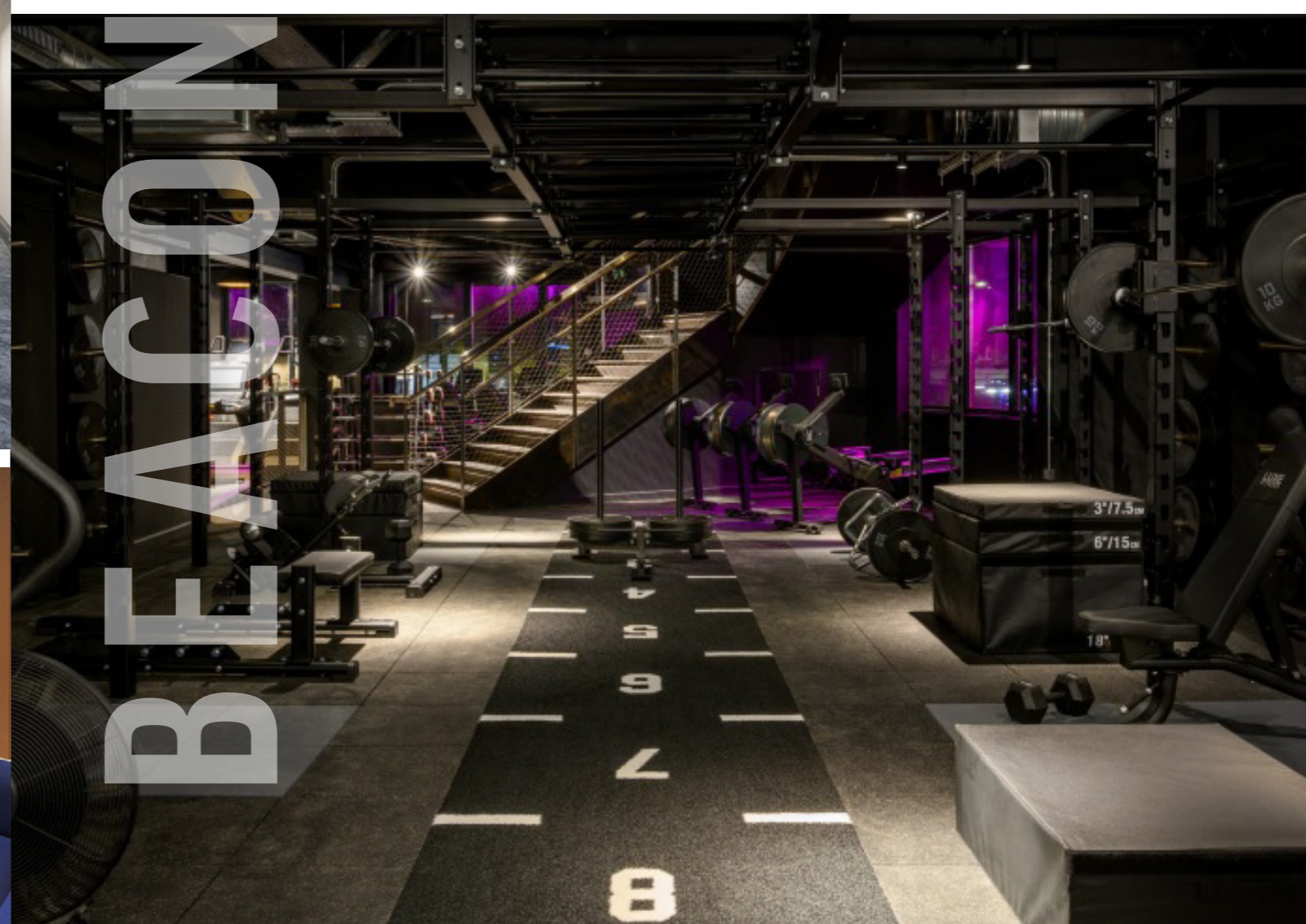


GYM
FACILITIES



-  EPC A/B ON REFURBISHED SPACE
-  BUILDING M&E ALL ELECTRIC
-  OPENABLE WINDOWS PROVING NATURAL FRESH AIR
-  CRREM 2040 UNTIL INTERVENTION REQUIRED

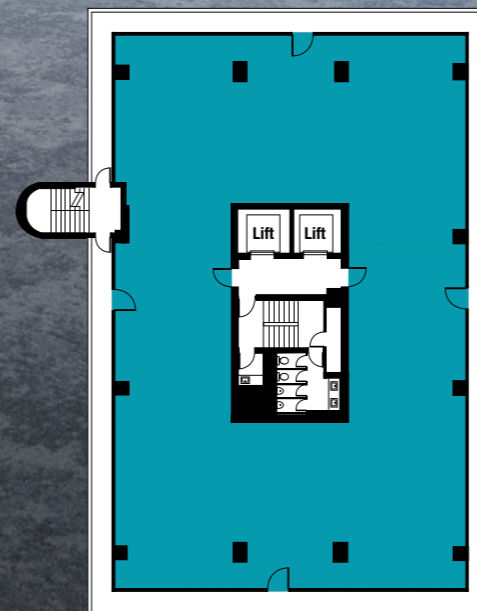
OFFERING EXCELLENT FACILITIES AND ACCESS TO AN ABUNDANCE OF LOCAL AMENITIES



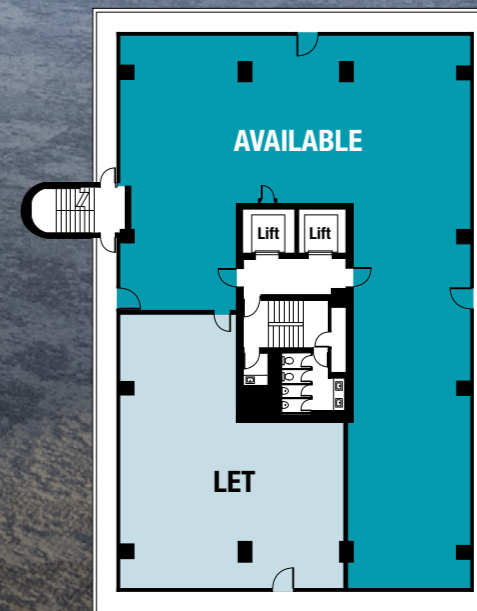
BEACON TOWER

A 15-STOREY TOWER OFFERING MODERN, FLEXIBLE, OPEN PLAN OFFICE ACCOMMODATION DESIGNED AROUND A CENTRAL CORE

Suite	Floor Area (Net Internal Area)	Parking Allocation
13th Floor Available September 2024	4,239 sq ft (394 sq m)	2
3rd Floor Available September 2024	1,500 - 3,296 sq ft (139 - 306 sq m)	1



13th Floor: 4,239 sq ft



3rd Floor: 3,296 sq ft (Subdivision available from 1,500 sq ft+)

BEACON TOWER

BOASTING EXCELLENT SUSTAINABILITY CREDENTIALS, BEACON TOWER IS THE IDEAL LOCATION FOR YOUR BUSINESS

KEY ESG FEATURES INCLUDE: ■ ENVIRONMENTAL ■ CORPORATE GOVERNANCE ■ SOCIAL



REPURPOSING OF EXISTING BUILDING



EPC A/B ON REFURBISHED SPACE



BUILDING M&E ALL ELECTRIC



NEW DOUBLE GLAZING



OPENABLE WINDOWS PROVING NATURAL FRESH AIR



CRREM 2040 UNTIL INTERVENTION REQUIRED



FLEXIBLE FLOOR SPACE ARRANGEMENT FOR OCCUPIER NEEDS



BUILDING OPERATIONAL SYSTEMS



DEDICATED ON SITE MANAGEMENT AND RECEPTIONIST



MIXED USE SCHEME ENHANCING AMENITIES FOR COMMUNITY



ROOF TERRACE GARDEN



COFFEE KIOSK



RESTAURANT WITH TERRACE



GYM FACILITIES



RE-ACTIVATING HISTORIC BUILDING IN THE CENTRE OF BRISTOL



CYCLE HUB AND REPAIR STATION



78 CYCLE SPACES



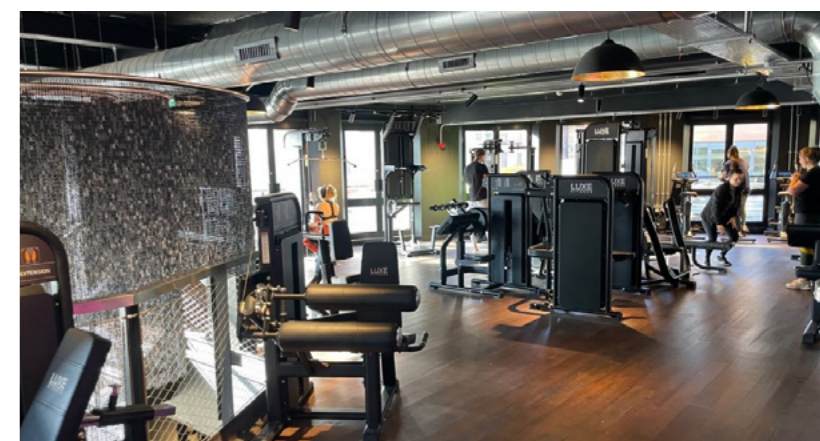
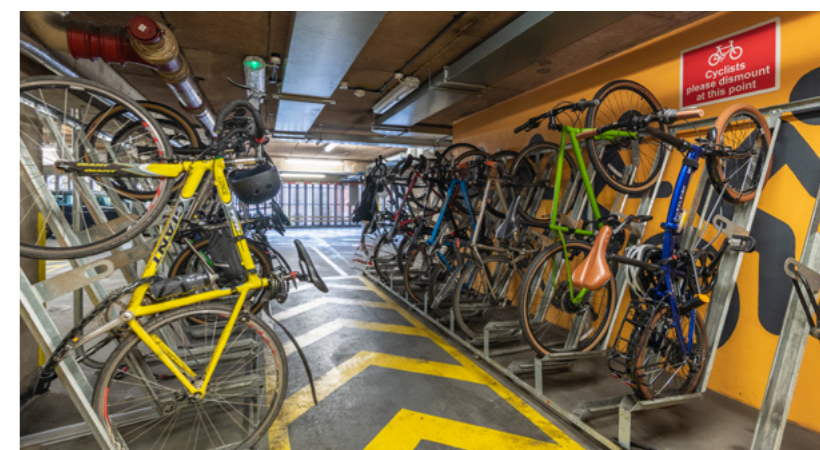
6 SHOWERS



75 LOCKERS



DRYING ROOM



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



5 mins

7 mins

12 mins

NEW **£300M** 
INNOVATION AND
ENTERPRISE CAMPUS



2 UNIs



HOME TO TWO WORLD CLASS
UNIVERSITIES, RANKED IN THE
TOP 100 IN THE UK



ABOUT **BRISTOL**



IN 2017
BRISTOL
BECAME
UNESCO
CITY OF FILM 



81 
PEOPLE PER
WEEK RELOCATE
FROM LONDON TO
BRISTOL (ONS)

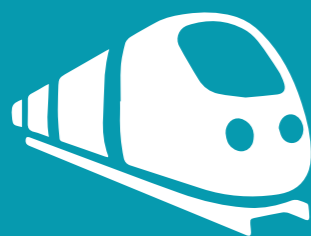


STREET
FOOD
POP UPS 

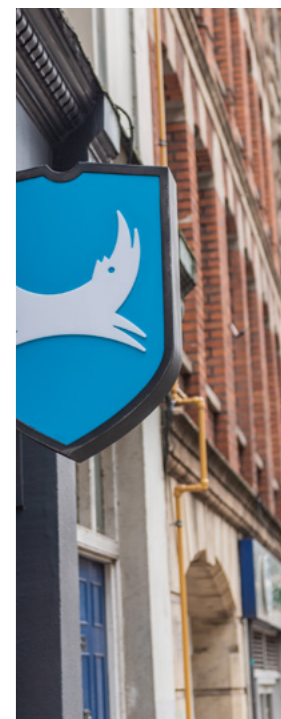


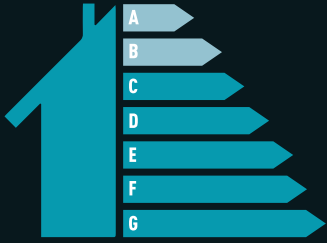
TRAINS TO THE
CAPITAL EVERY

15 MINUTES



UK'S FIRST
CYCLING CITY



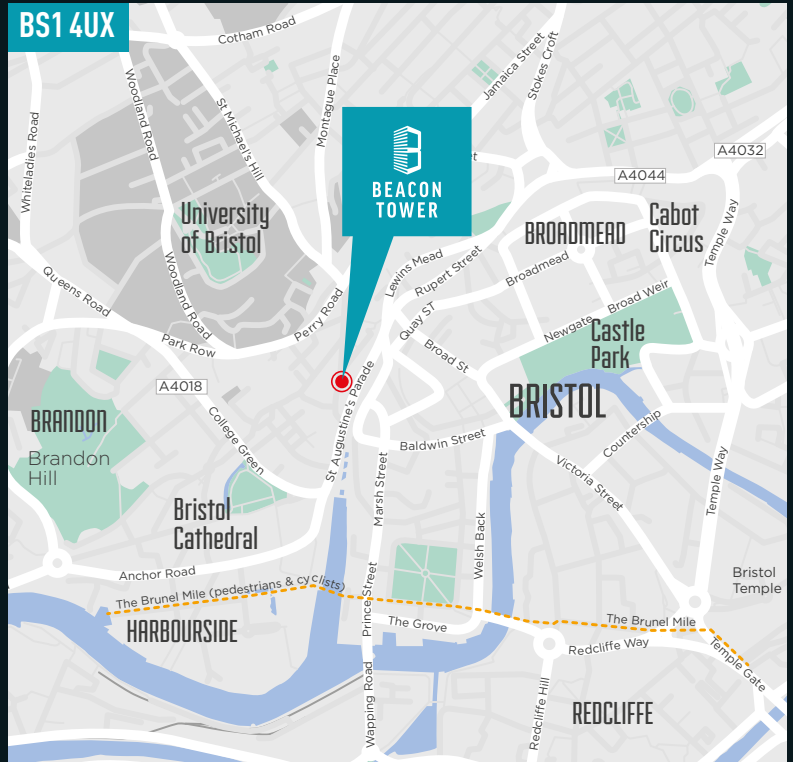


EXCELLENT EPC A/B

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.



TERMS

The office suites are available to let on a new lease direct from the Landlord for a term of years to be agreed.

RENT & SERVICE CHARGE INFORMATION

Upon application to the sole agents.

BUSINESS RATES

We recommend interested parties make their own enquiries directly to Bristol City Council.

USE

Class E Commercial.

VIEWING & FURTHER INFORMATION

Please contact the sole agents.

beacontower.co.uk



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