

Beacon Tower (formerly Colston Tower), Colston Street, BS1 4UX





TO LET

Prime Office Suite

- ◆ Part 11th Floor 3,112 sq.ft (289 sq.m)
- ◆ Fully fitted office suite on flexible lease in an iconic Bristol building
- ◆ Amazing views across the city skyline and harbour
- ◆ High level of amenity within the building

LOCATION

Situated on Colston Avenue and Colston Street, the building sits in a highly prominent location. The famous Beacon Hall is opposite with completion of its multi million pound renovation due for completion in mid 2023, the hall will provide new bars and restaurants. The Hippodrome is also nearby as well as Trenchard Street car park which provides 936 car spaces. Temple Meads train station is 15 minute walk away with numerous bus stops adjacent to Beacon tower providing routes across the whole city, including the Metro link. There are several Voi stations around the building.



DESCRIPTION

The part 11th floor has brilliant views over the south and west of the city. The floor was fitted out 5 years ago to a high standard incorporating 30 desks, 2 meeting rooms, a large break out area, kitchen and high desk/stool area. One car parking space comes with the lease. WC's are on half landings and the building itself has a remodelled reception area and break out area, new fast passenger lifts serving all floors, state of the art basement cycle hub with 6 showers, changing area, drying room and lockers. The bar Bambalan at ground/podium level offers a terrace and rooftop bar. The flex office provider Desklodge will be opening in early 2023 in the building offering additional flex offices, meeting rooms and a rooftop event space.

TERMS

Our clients hold a lease until 17th July 2027 without review at a passing rent of £88,582 per annum. From 23rd July 2023 the rent increase to £90,248 per annum. The lease allows subletting and assignment of the whole only. The lease is held outside of the 1954 Landlord & Tenant Act. The business rates are £6.05psf and the service charge is £6.43psf. Our instructions are to seek an assignment of our clients lease.

PLANNING

Use Class E.



EPC

The property has an Energy Performance Rating of B.

VAT

We have been advised that the property is elected for VAT.

LEGAL COSTS

Each party to be responsible for their own costs incurred in the transaction.

FURTHER INFORMATION

Interested parties to make application to the sole agents.

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