



**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 3,450 – 11,128 sq ft and the UK's First Platinum Plus 100 Cyclingscore Accredited facilities.

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







THE UK'S FIRST  
**PLATINUM PLUS 100**  
**CYCLINGSORE**  
 ACCREDITED BUILDING

Working with CyclingScore, the leading certification body for cycling facilities, the basement has been transformed into a welcoming Tour de France themed micromobility hub with world-beating end of ride facilities.

A variety of racking solutions will cater for all current and future modes of active travel from bikes to e-scooters and more. High quality showers, comfortable changing rooms, a drying room and digital Z-lockers form the core facilities of this ambitious project.

E-bike charging points, a bike maintenance area and slip-resistant flooring are some of the details that add up to a perfect 100/100 CyclingScore. The availability of Brompton bike hire and other engagement services via Castlemead's dedicated online portal and app puts the facilities in a league of their own.



## GOING THE EXTRA MILE





# C

## BUILDING SPEC

NEWLY REMODELLED AND  
**REFURBISHED  
RECEPTION**

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.

SECURE  
**24/7 ACCESS**

DEDICATED ON-SITE  
**BUILDING  
MANAGER**

6 X 20 PERSON  
**PASSENGER  
LIFTS**

NEW LUXURY  
**SHOWER BLOCK**  
WITH 9 MALE & 9 FEMALE SHOWERS

410 LOCKERS WITH DEDICATED  
**DRYING ROOM**

12 NEW ELECTRIC VEHICLE  
**CHARGING  
POINTS**

CAR PARKING SPACES RATIO  
**1:1632 SQ FT**

## OFFICE SPEC

FOUR PIPE FAN COIL  
**AIR  
CONDITIONING**

LOW ENERGY  
**LED LIGHTING**

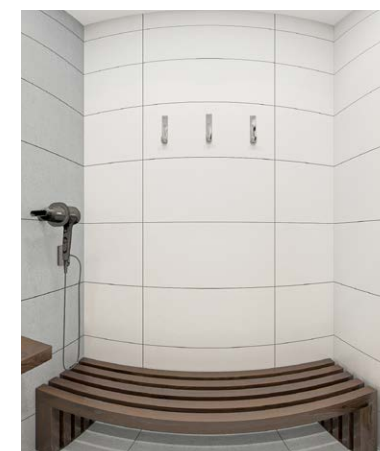
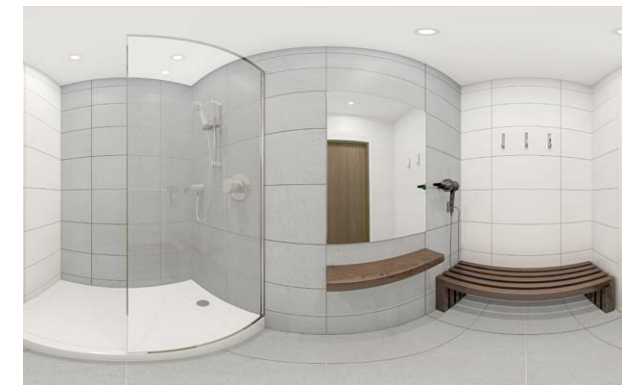
SUSPENDED  
**METAL TILED  
CEILING**

ENCAPSULATED  
**METAL RAISED  
FLOORS**

REDECORATION AND  
**NEW CARPETS  
THROUGHOUT**

ENGAGEMENT & EXPERIENCE  
**CASTLEMEAD APP**

Our revolutionary Castlemead App provides Occupiers with frictionless door access, amenity space booking, latest news, information and much, much more. Available on the App Store and Google Play.

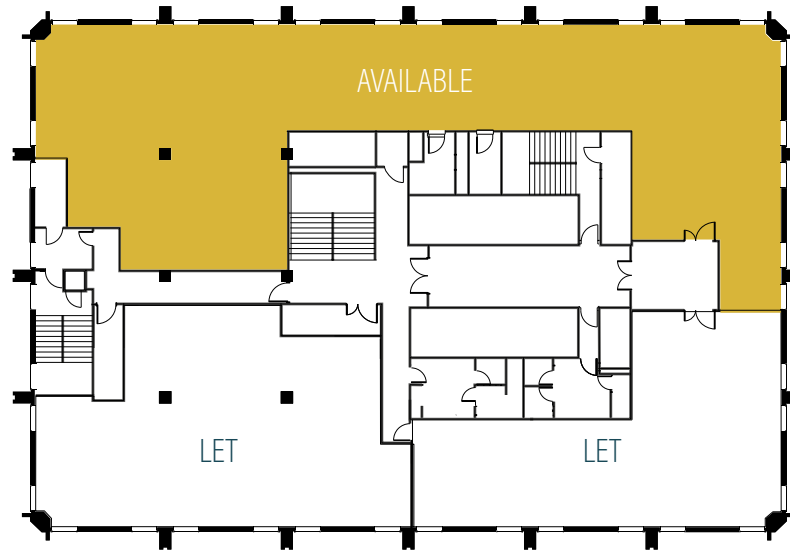


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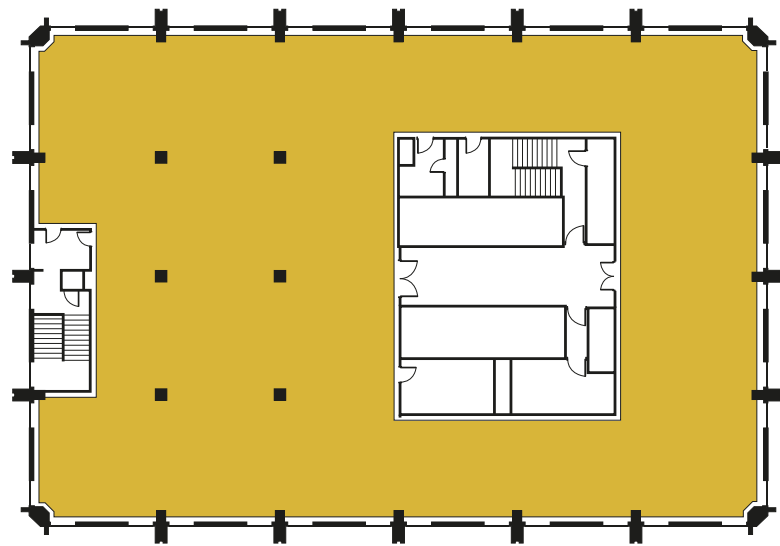
Regular open plan floor plates give an occupier the scope to easily adapt the space to suit their business needs.

The 4th & 11th floors are fully refurbished office floors with full access raised floors and new air conditioning.

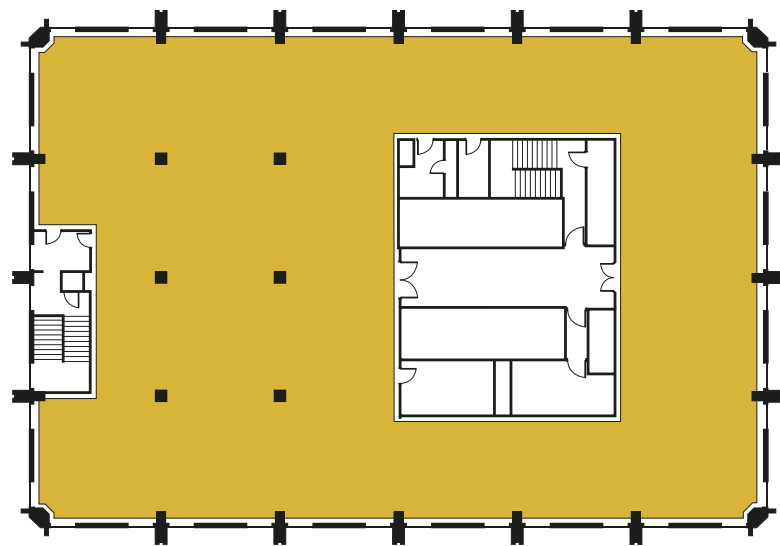
The part 17th floor is a rare opportunity to secure stunning penthouse office accommodation also fully refurbished with raised floors and new air conditioning.



17TH FLOOR 3,450 sq ft (321 sq m)

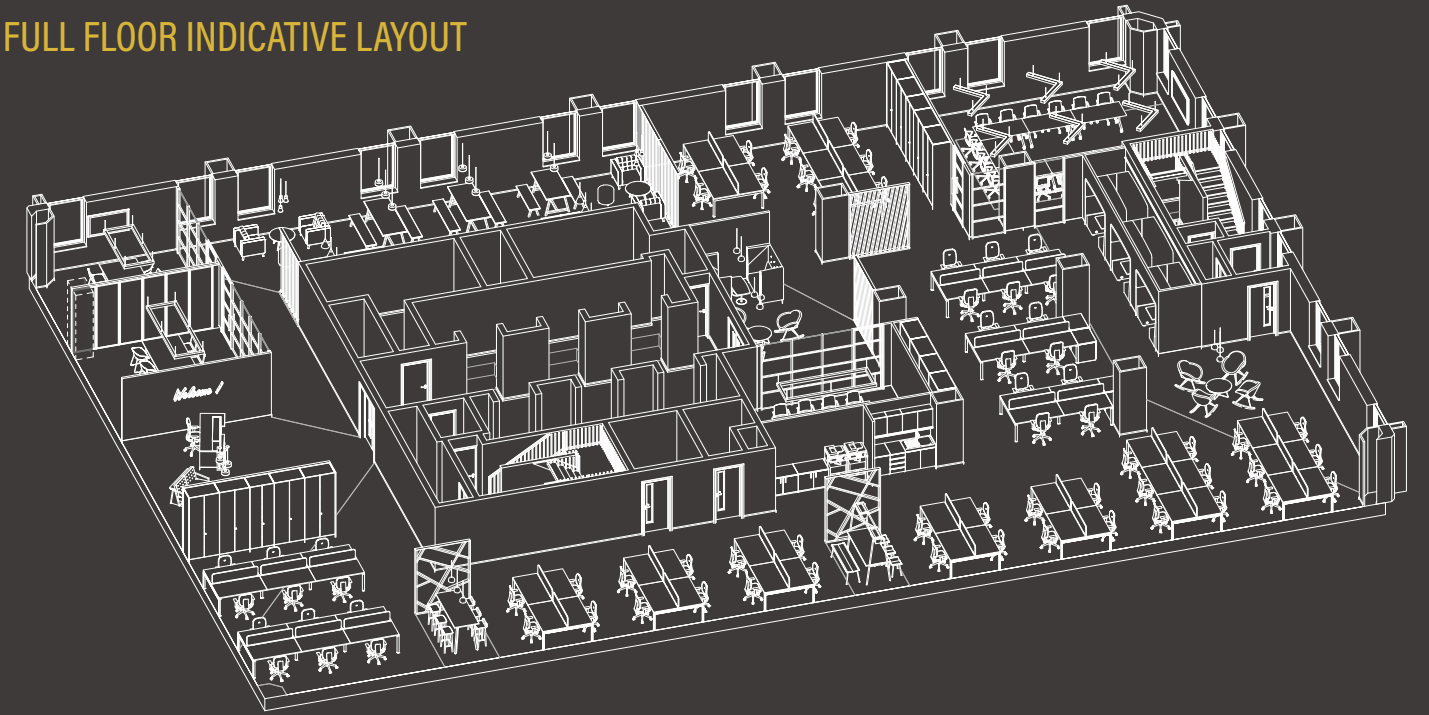


11TH FLOOR 7,674 sq ft (713 sq m)



4TH FLOOR 7,674 sq ft (713 sq m)

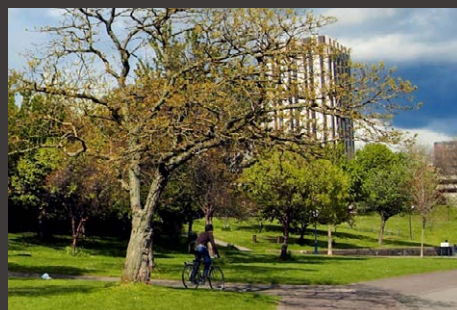
## FULL FLOOR INDICATIVE LAYOUT



## 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.

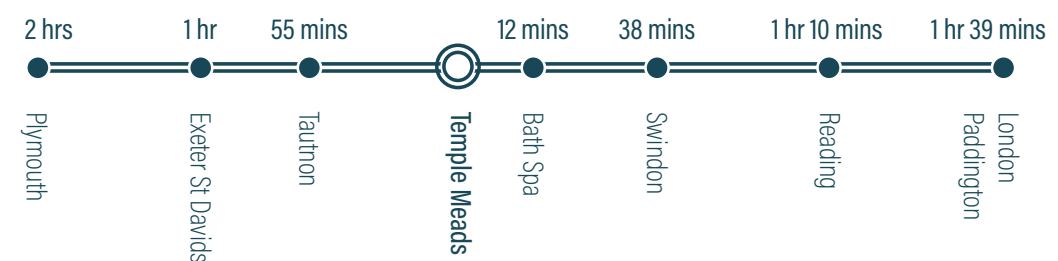
### ON FOOT

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:



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**CASTLEMEADBRISTOL.CO.UK**