



castlemead
Bristol



Outstanding 360° views
across Bristol



An iconic building

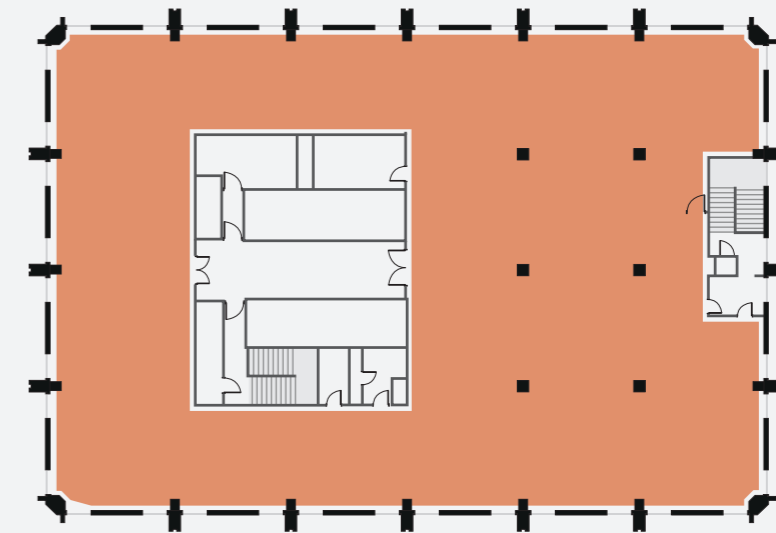
Standing at 80m, Castlemead is the tallest office building in Bristol and is arranged over 18 floors. The building provides high quality open plan office floors with the flexibility to divide into a variety of smaller suite sizes to suit occupiers' requirements. With 360° panoramic views over Bristol's cityscape, Castle Park and the Cabot Circus regional shopping, dining and leisure destination, why locate your business anywhere else?



CGI - Proposed entrance improvement works, subject to planning



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Floor 4	sq ft	sq m
TOTAL	7,674	713

Measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice 6th Edition.

A planning application has been submitted for improvement works to the building reception, along with associated works to the exterior approach. The CGI opposite is an indication of the reception upon completion of the works.



Occupiers include



Building

- 24/7 access
- Dedicated on-site reception staff and building manager
- DDA compliant
- Six 20 person passenger lifts
- New lift lobbies and WCs on each floor
- Car spaces provided at a ratio of 1:1632 sq ft
- Showers and cycle storage
- Serviced office operator providing meeting rooms on demand

Refurbished suite

- Four pipe fan coil air conditioning
- Metal encapsulated raised floor
- Suspended metal tiled ceiling
- Low energy LED lighting
- New carpets and redecoration throughout

New cycling facilities

- 17 new showers
- 410 new bike spaces
- 8 new Bromptons for hire
- Dedicated drying room
- Target cycle store platinum



Location

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.

By foot

Cabot Circus	1 minute walk
Bristol Bus Station	5 minute walk
Temple Meads Railway Station	10 minute walk
Queen Square	10 minute walk

By car

M32 Motorway	3 minute drive
Bristol Bus Station	8 minute drive
M4 Motorway	11 minute drive



Legal costs

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

Energy performance certificate

The building benefits from an EPC rating of D (90).

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 / arrange a viewing

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



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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.

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