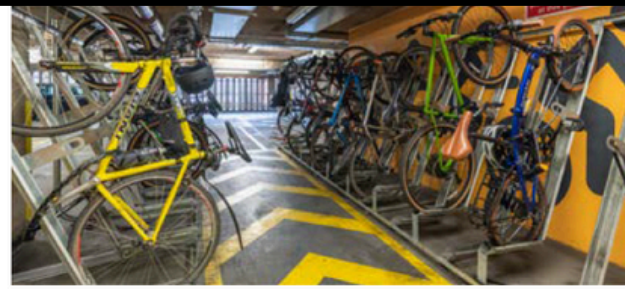
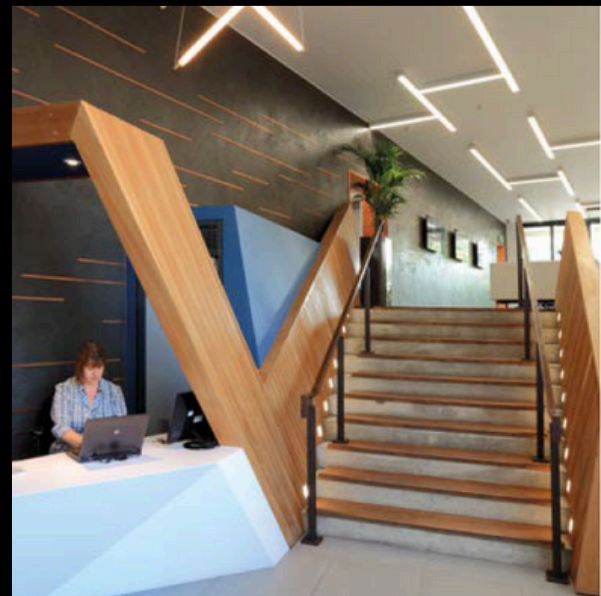


Beacon Tower, Bristol City Centre, BS1 4UX

FULLY FITTED 'PLUG & PLAY' - PRIME CITY CENTRE LOCATION

5th floor: 4,230 sq ft (393 sq m) + 1 car parking space

AVAILABLE IMMEDIATELY



Beacon Tower, Bristol City Centre, BS1 4UX

LOCATION - BS1 4UX

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.

Specification

The 5th floor provides a high quality specification across an open plan floor plate with panoramic views of the city and excellent natural light.

The office benefits from the following specification:

- Exposed services finish with VRF heating and cooling.
- Potentially available fitted with desks, 3 x meeting rooms, break out space, kitchen & cabling.
- 2 x DDA Compliant lift access serving all floors.
- 1 demised car parking space available at £1,850 per annum.
- EPC B41
- Dedicated shower & changing provisions, high quality W/C's and secure bike storage.

Office Floor Area (NIA)

Floor	Area (Sq ft)	Area (Sq M)	Car parking
5 th floor	4,230 sq ft	393 sq m	1 car space

Tenure

Available via new flexible sublease or lease assignment expiring January 2029.

Quoting Rent & Service Charge

Upon Application to the joint sole agents.



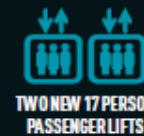
KEY BUILDING FEATURES INCLUDE:



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



102
CYCLE SPACES



6
SHOWERS



75
LOCKERS



DRYING
ROOM



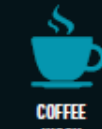
39 CAR
PARKING SPACES



COWORKING OFFER WITH
ROOF TERRACE



RESTAURANT WITH TERRACE



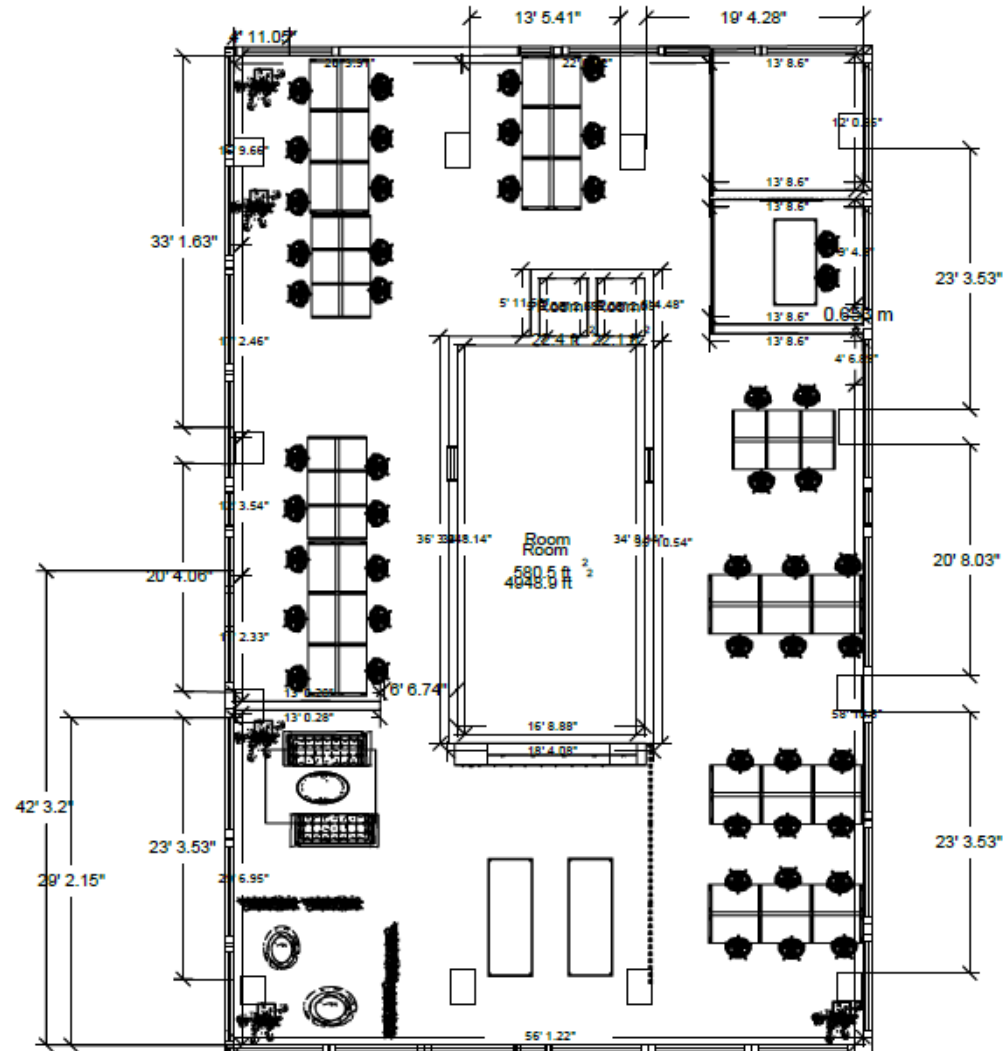
COFFEE
KIOSK



GYM
FACILITIES

BEACON TOWER

5th Floor - Existing Layout Plan



Beacon Tower, Bristol City Centre, BS1 4UX




Beacon Tower, Bristol City Centre, BS1 4UX

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



**BEACON
TOWER**



5 mins

7 mins

12 mins

Beacon Tower, Bristol City Centre, BS1 4UX

Business Rates

Rateable Value 2025 / 26 - £75,000

Rates Payable 2025 / 26 - £35,532 per annum (£8.40 per sq ft)

We recommend all interested parties contact the local authority to confirm the exact rating liability on the office suite.

Use

Use Class E commercial (formerly B1 Offices).

EPC

B41

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party to bear their own legal costs.

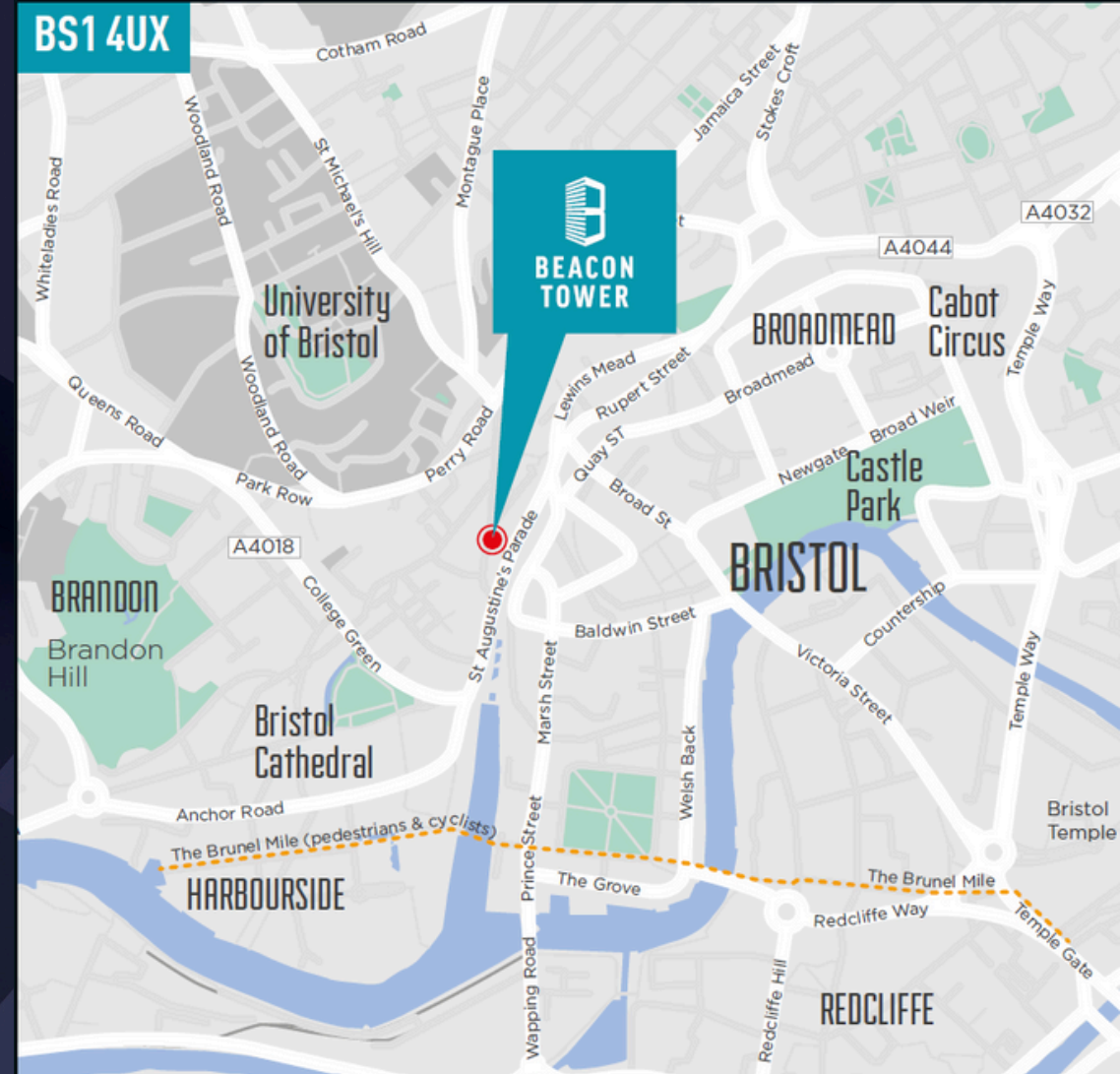
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0117 910 0310

savills



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2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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