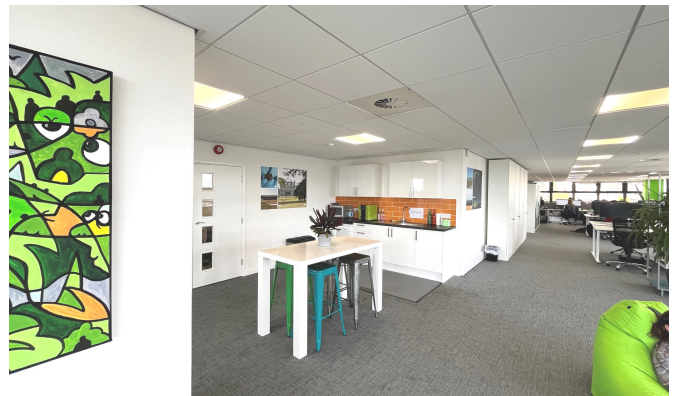


TO LET - FLEXIBLE LEASE / LICENCE

Beacon Tower, Bristol City Centre, BS1 4UX

Office with panoramic views across Bristol Harbourside



Description - BS1 4UX

Beacon Tower is situated in a prime City Centre location adjacent to the Bristol Hippodrome and close to Bristol Harbourside. The location boasts excellent transport links to the City's Metrobus network and Voi Scooter parking zones.

Beacon Tower is home to a variety of occupiers including LUXE Fitness, Bambalan Restaurant with roof terrace and a mix of sectors within the tower.

Specification

The 12th floor provides modern office accommodation suitable for 10 - 12 desks to the following specification:

- 1 meeting room, soft seating, kitchenette with white goods & access to fibre via super fast wifi.
- VRF air conditioning and LED lighting.
- Communal building reception serving breakout / informal meeting space.
- Two lifts providing DDA compliant access.
- Secure cycle storage and shower provisions.

Office Availability

Floor	Area (ft ²)	Area (M ²)
Pt 12th Floor	approx. 900 ft ²	approx. 84 M ²

Tenure

The office suite is available via flexible lease / new 12 month licence agreement.

All Inclusive Rent

£32,000 per annum.

Use

Use Class E Commercial (formerly B1 Offices).

EPC - B31

VAT

The building is elected for VAT and therefore VAT will be chargeable on the rent and service charge.

Legal Costs

Each party to be bear their own legal fees.

Viewing & Further Information

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12th floor existing fit out





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September 2024

