



BEACON TOWER

AVAILABILITY FROM 2,297 – 4,239 SQ FT

CONTEMPORARY OFFICE SPACE TO LET WITH PANORAMIC CITY VIEWS

Beacon Tower | Bristol City Centre | BS1 4UX

beacontower.co.uk

WELCOME TO BEACON TOWER ICONIC OFFICE SPACE ON BRISTOL'S SKYLINE IN A LANDMARK BUILDING



 WATCH
VIDEO

BEACON TOWER



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



CO WORKING OFFER WITH
ROOF TERRACE



RESTAURANT WITH TERRACE



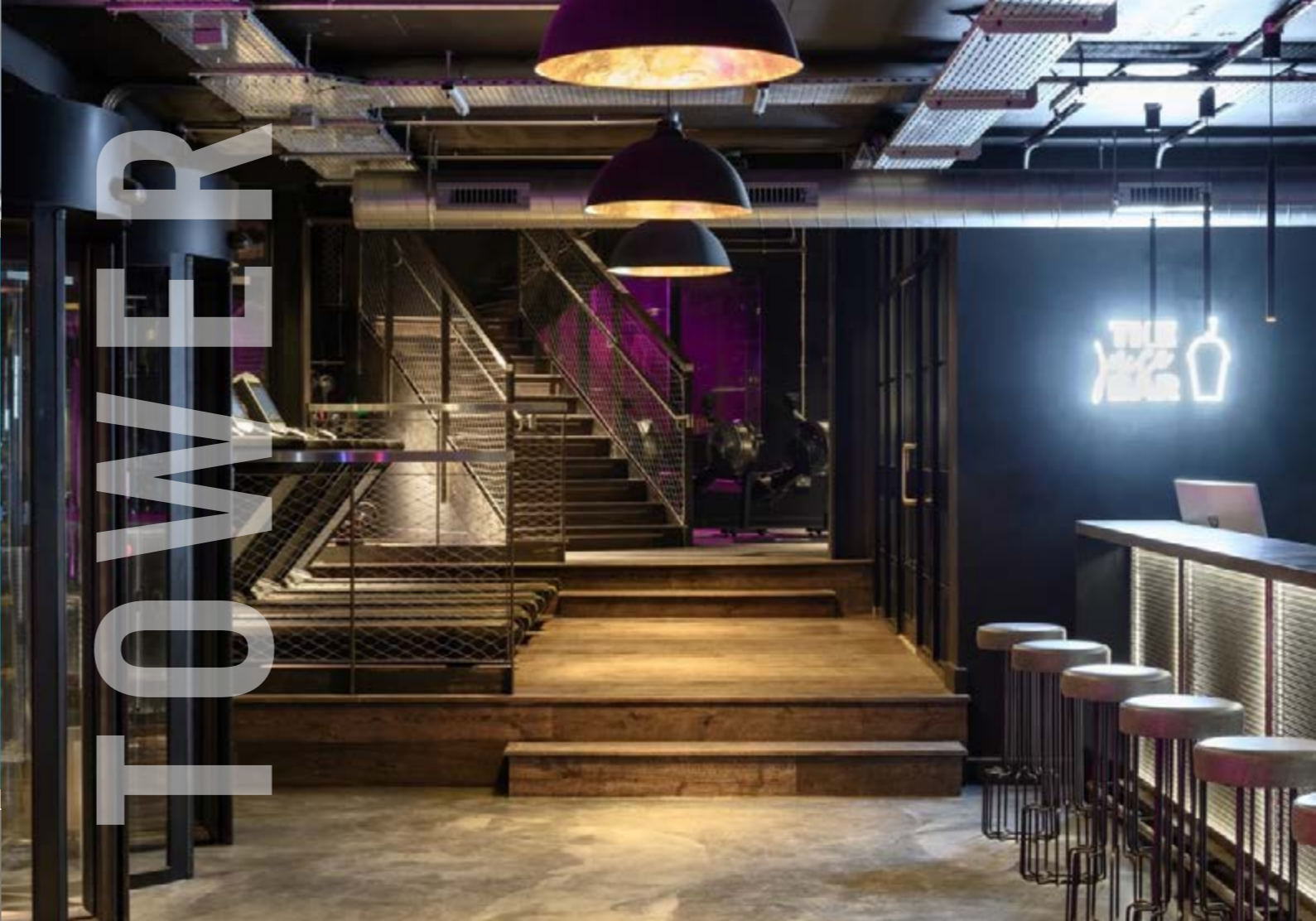
COFFEE
KIOSK



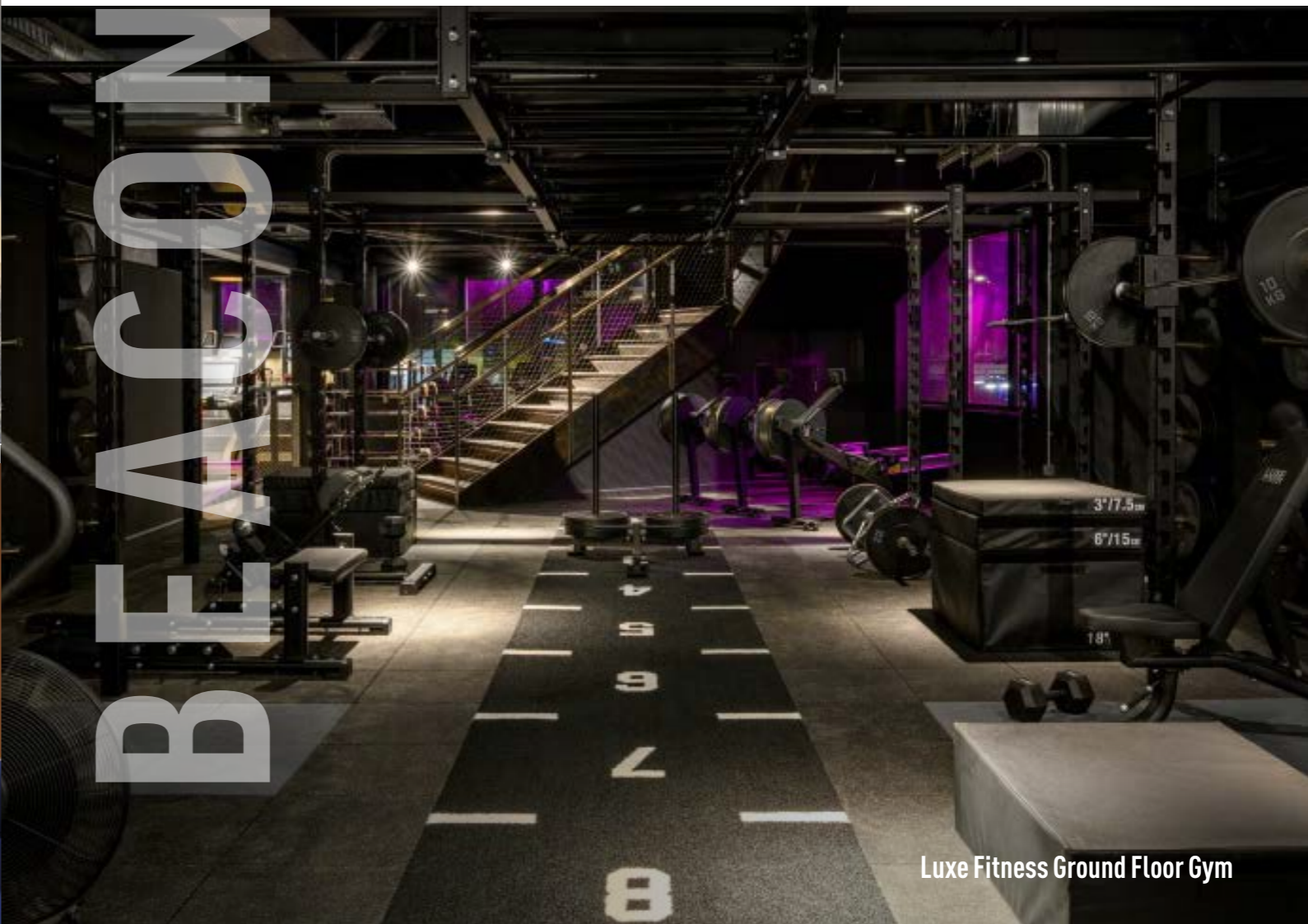
GYM
FACILITIES



- EPC A/B ON REFURBISHED SPACE
- BUILDING M&E ALL ELECTRIC
- OPENABLE WINDOWS PROVING NATURAL FRESH AIR
- CRREM 2040 UNTIL INTERVENTION REQUIRED



OFFERING EXCELLENT FACILITIES AND ACCESS TO AN ABUNDANCE OF LOCAL AMENITIES



Main Office Reception with communal meeting booths

Luxe Fitness Ground Floor Gym

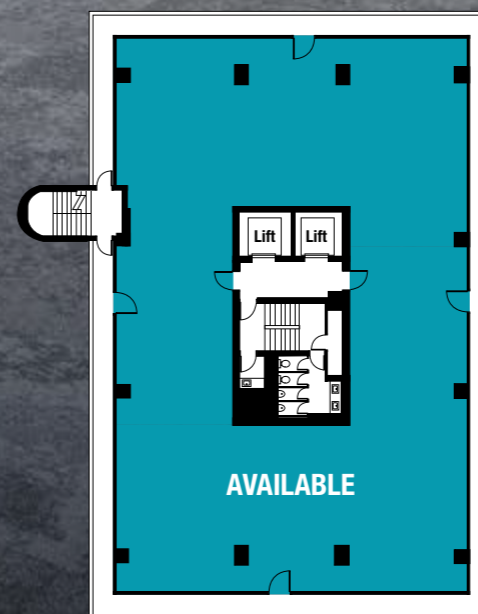
TOWER BEACON

BEACON TOWER

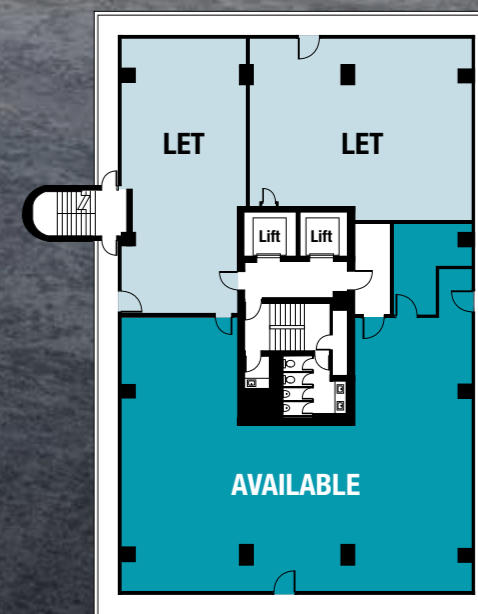
CAT A – OPEN PLAN 13TH FLOOR SPECIFICATION – 4,239 SQ FT

A 15-STOREY TOWER OFFERING MODERN, FLEXIBLE, OPEN PLAN OFFICE ACCOMMODATION DESIGNED AROUND A CENTRAL CORE

Suite	Floor Area (Net Internal Area)	Parking Allocation
13th Floor Available CAT A Open Plan	4,239 sq ft (394 sq m)	2
3rd Floor Available Fully Fitted with 24 desks	2,297 sq ft (213 sq m)	1

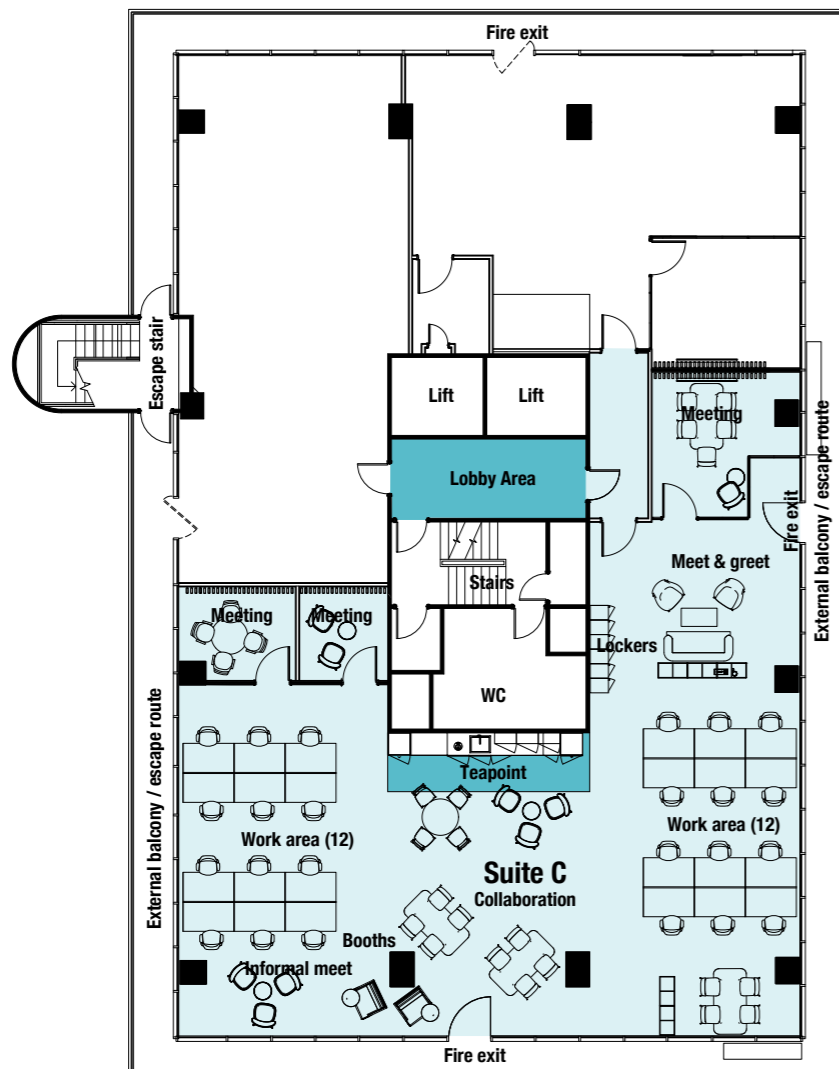


13th Floor: 4,239 sq ft



3rd Floor (Suite C): 2,297 sq ft

BEACON TOWER



FITTED 3RD FLOOR – 2,297 SQ FT

Space Planning Breakdown	
Workstations	24
Meeting Rooms	3
Collaboration Tables	3
Breakout / Informal Meeting Space	3
Kitchen with white goods	1
Lockers and storage space	1



FULLY FITTED – 3RD FLOOR
SPECIFICATION – 2,297 SQ FT



REPRESENTATIVE
4TH FLOOR SHOWN
IN ALL IMAGES



BEACON TOWER

BOASTING EXCELLENT SUSTAINABILITY CREDENTIALS, BEACON TOWER IS THE IDEAL LOCATION FOR YOUR BUSINESS

KEY ESG FEATURES INCLUDE: ■ ENVIRONMENTAL ■ CORPORATE GOVERNANCE ■ SOCIAL


REPURPOSING OF EXISTING BUILDING


EPC A/B ON REFURBISHED SPACE


BUILDING M&E ALL ELECTRIC


NEW DOUBLE GLAZING


OPENABLE WINDOWS PROVING NATURAL FRESH AIR


CRREM 2040 UNTIL INTERVENTION REQUIRED


FLEXIBLE FLOOR SPACE ARRANGEMENT FOR OCCUPIER NEEDS


BUILDING OPERATIONAL SYSTEMS


DEDICATED ON SITE MANAGEMENT AND RECEPTIONIST


MIXED USE SCHEME ENHANCING AMENITIES FOR COMMUNITY


ROOF TERRACE GARDEN


COFFEE KIOSK


RESTAURANT WITH TERRACE


GYM FACILITIES


RE-ACTIVATING HISTORIC BUILDING IN THE CENTRE OF BRISTOL

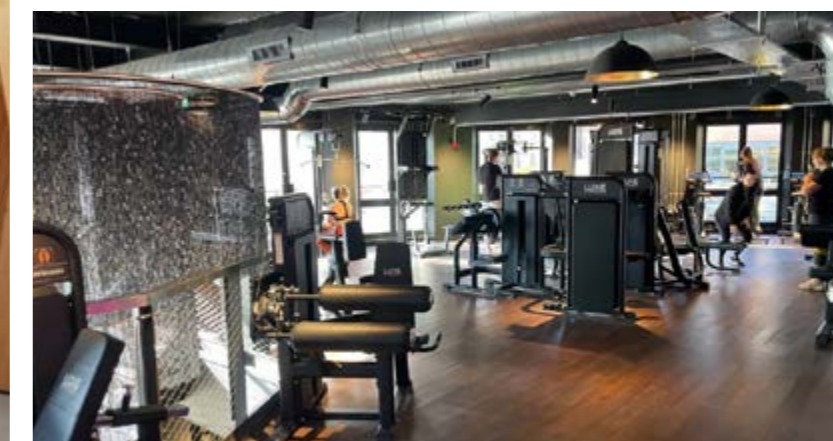
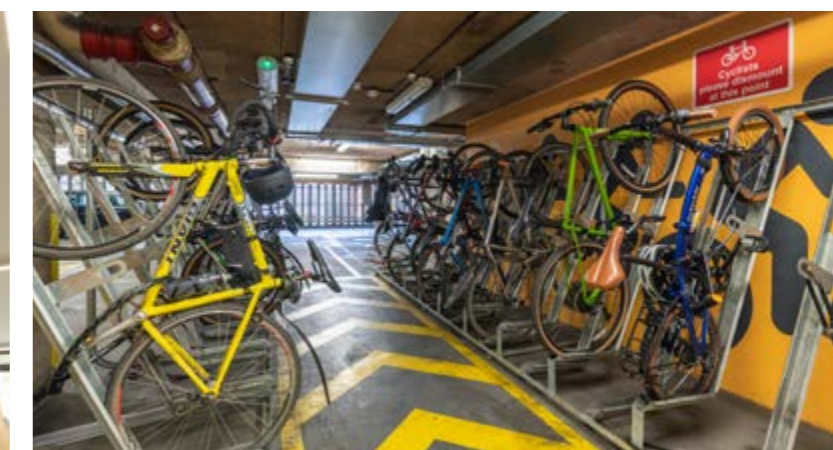

CYCLE HUB AND REPAIR STATION


102 CYCLE SPACES


6 SHOWERS


75 LOCKERS


DRYING ROOM



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

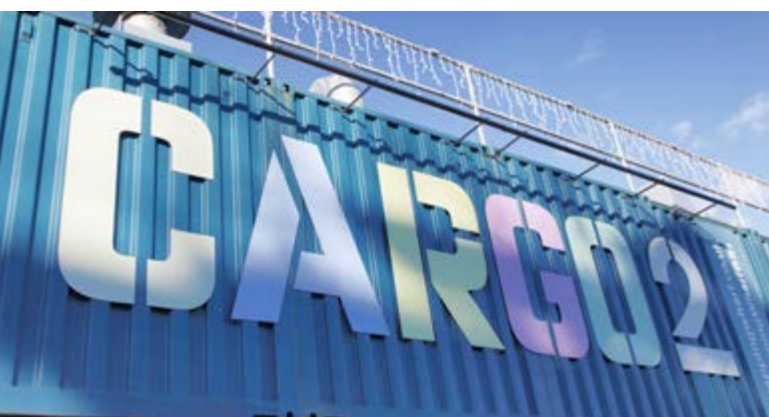
NEW **€300M**
INNOVATION AND
ENTERPRISE CAMPUS



2 UNIs



HOME TO TWO WORLD CLASS
UNIVERSITIES, RANKED IN THE
TOP 100 IN THE UK



ABOUT **BRISTOL**



IN 2017
BRISTOL
BECAME
UNESCO
CITY OF FILM

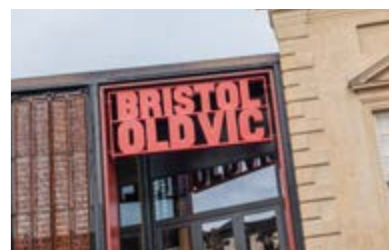
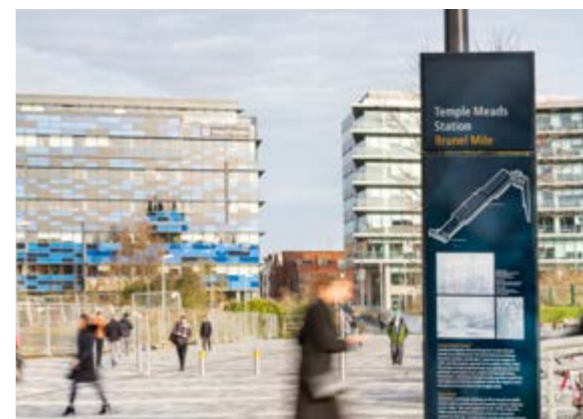


81 

PEOPLE PER
WEEK RELOCATE
FROM LONDON TO
BRISTOL (ONS)

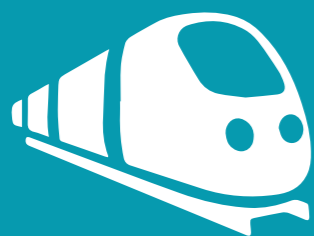


STREET
FOOD
POP UPS



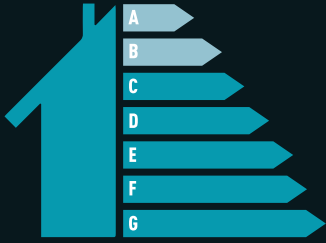
TRAINS TO THE
CAPITAL EVERY

15 MINUTES



UK'S FIRST
CYCLING CITY



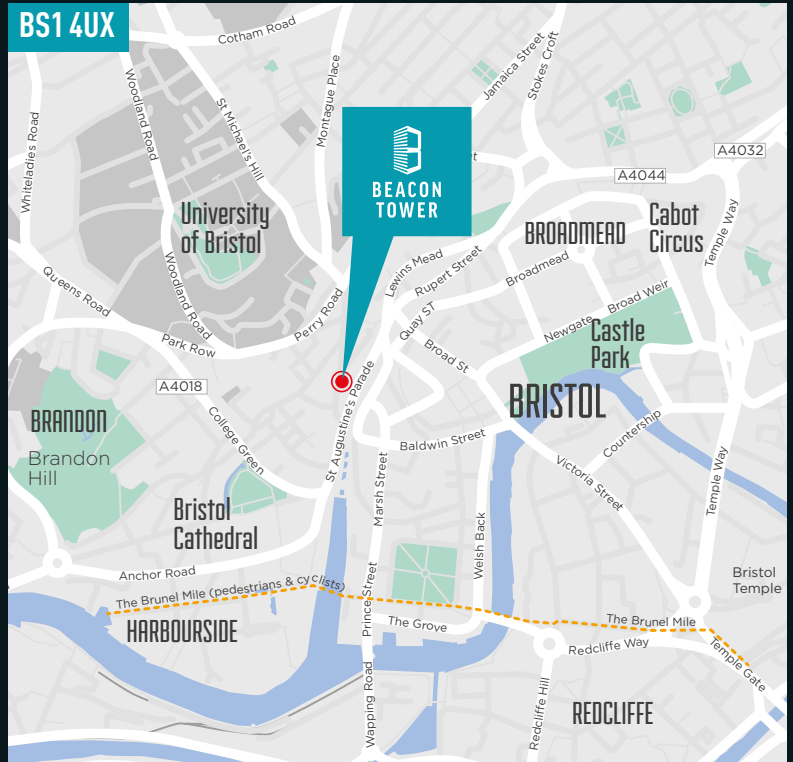


EXCELLENT EPC A/B

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.



TERMS

The office suites are available to let on a new lease direct from the Landlord for a term of years to be agreed.

RENT & SERVICE CHARGE INFORMATION

Upon application to the sole agents.

BUSINESS RATES

We recommend interested parties make their own enquiries directly to Bristol City Council.

USE

Class E Commercial.

VIEWING & FURTHER INFORMATION

Please contact the sole agents.

beacontower.co.uk



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