

# TO LET—EXCEPTIONAL PENTHOUSE OFFICE SUITE

Carter Jonas

**Part 17th Floor Castlemead  
Lower Castle Street  
Bristol  
BS1 3AG**

**Exceptional Penthouse Office  
Suite with panoramic views  
across Bristol and beyond.**

**Iconic Bristol landmark**



**Approximately 5,290 Sq Ft  
(491.46 Sq M)**

**3 car parking spaces**

**Excellent cycle storage plus  
lockers and showers**

**Attractive Central location**

**Close to prime shopping and public  
car park**

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## LOCATION

Castlemead is one of Bristol's best-known landmarks located in the heart of the city centre and within easy walking distance of Cabot Circus shopping centre, Bristol Temple Meads railway station the green open space of Castle Park and the city's waterfront.

The building adjoins the 435 space NCP Broadmead multi-storey car park, whilst there is swift access to the M32 Motorway via Temple Way and newfoundland Street.

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## DESCRIPTION

Castlemead is Bristol's tallest office building and provides offices on an impressive scale with a large glazed entrance foyer, including coffee pod and seating area, and 6 express lifts giving lift access to the upper floors.

The subject accommodation forms part of the Penthouse Suite on the 17<sup>th</sup> Floor of the building which enjoys unrivalled views over Bristol. The accommodation is open plan and specified to a high standard including :-

- Air conditioning
- Fully accessible raised floors
- LED lighting
- 24/7 access

The 17<sup>th</sup> Floor is fitted out to a very high standard including boardroom, meeting rooms and 46 workstations, breakout areas and well-appointed kitchenette. Full details of the fit out including layout plans are available upon request.

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## ACCOMMODATION

Part 17th floor measured on a net internal area basis.

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Part 17th Floor	491.46 Sq M	5,290 Sq Ft
<b>Total</b>	<b>491.46 Sq M</b>	<b>5,290 Sq Ft</b>

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## LEASE

The property is held under an existing lease for a term of 5 years from 2nd June 2023.

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## TERMS

The accommodation is offered to let either on a subletting or by way of assignment of the existing lease.

The accommodation may be available on a new lease from the landlord for a term to be agreed.

The accommodation is available fitted or unfitted.

More details available upon request.

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## RENT

£177,215 per annum payable quarterly in advance and exclusive of VAT, rates, service charge and other outgoings.

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## BUSINESS RATES

Rateable Value from 1<sup>st</sup> April 2026 - £174,000

Rates Payable 2025/6 £83,520

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## SERVICE CHARGE

The current level of service charge is approximately £52,000 per annum plus VAT. Further details are available upon request.

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## EPC

The building has a C -67 rating.

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## VAT

All terms quoted are exclusive of VAT where applicable.

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## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.



## ANTI-MONEY LAUNDERING CHECKS

From May 2025, The Office of Financial Sanction Implementation (OFSI) requires Carter Jonas to carry out AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be emailed with a link to cover this requirement. Alternatively, Carter Jonas will require photo identification (passport or driving licence) and proof of home address (e.g— recent utility bill) so the required checks can be undertaken.

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## VIEWINGS

All viewings should be made through the sole agents  
**Carter Jonas 01225 747250**

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## FURTHER INFORMATION

For further information please contact:

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## IMPORTANT INFORMATION

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**March 2026**

**SUBJECT TO CONTRACT**