



TO LET (MAY SELL) ARMADA HOUSE

Telephone Avenue, Bristol BS1 4BQ

Attractive self-contained property in the centre of Bristol – 8,900 - 17,049 sq ft net approx



Location

The property is conveniently located on Telephone Avenue, just off Baldwin Street, within the heart of Bristol city centre. The property is easily accessible with Bristol Temple Meads only 1 mile away and Bristol city centre transportation hub located just around the corner.

Situated within the city centre, the property enjoys a wide range of amenities on its doorstep, including a mix of independent and chain restaurants, pubs / bars, and leisure / entertainment venues. Corn Street, King Street, Wapping Wharf and the Harbourside are all located less than 0.5 miles away.

Cabot Circus and Park Street has a variety of retail offerings, and both are within a short walk.

Temple Meads



1 mile east

Corn Street



0.2 mile north

Wapping Wharf

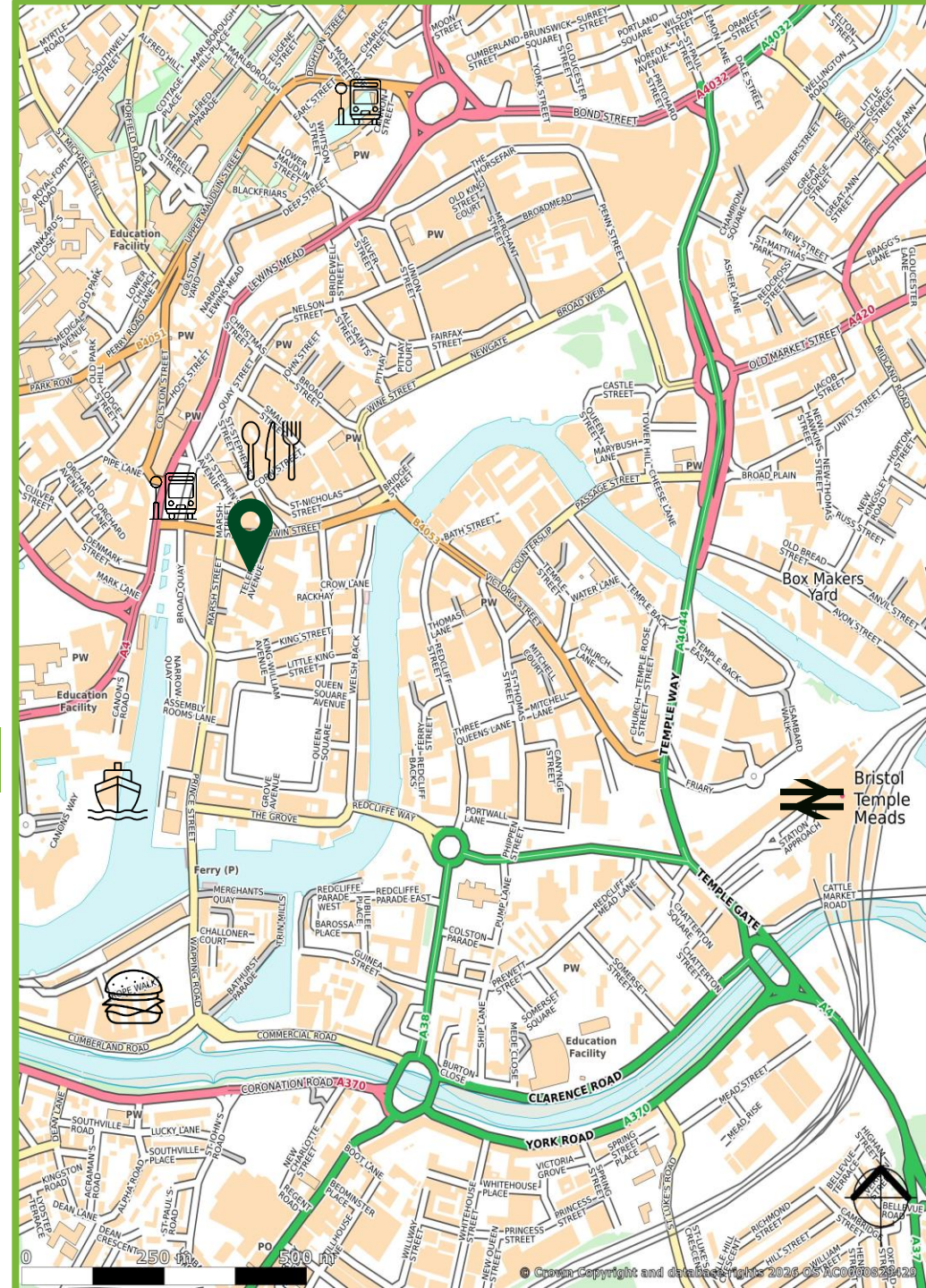


0.5 mile south

Harbourside



0.4 mile west



Accommodation

Description

Armada House is a Grade II listed Edwardian building which has been sympathetically renovated to a high standard. The property is currently used for a mixture of office and event space and benefits from a stunning Elizabethan staircase, rooftop bar and terrace, fully fitted function rooms and high-quality furnished office accommodation.

Suitable for a range of uses, including office HQ, education, private members club or hospitality-led workspace, with ancillary / storage space at basement level.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

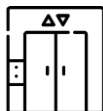
Area	sq ft	sq m
Third floor	1,327	123.3
Second floor	3,694	343.2
First floor	3,877	360.1
Ground floor	4,276	397.2
Basement	3,875	360
TOTAL	17,049	1,583.8

The accommodation is available as a whole or in part (minimum 2 floors)

Retained period features



Passenger lift



Fully fitted accommodation



Event / Function space



Rooftop terrace



Kitchenette



WC facilities



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PROPERTY CONSULTANTS



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office and event use, but any occupier should make their own enquiries to the Planning Department of Bristol City Council.

www.Bristol.gov.uk

Business Rates

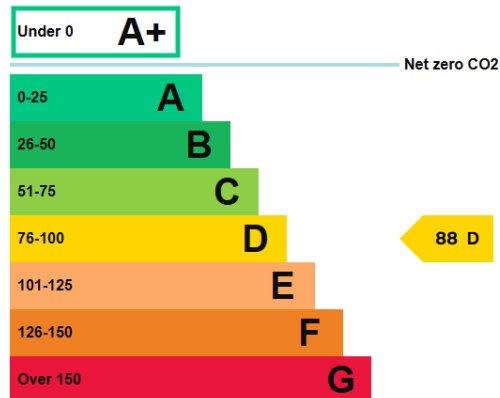
Interested parties should make their own enquiries to Bristol City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

www.voa.gov.uk

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

Energy Performance Certificate



Tenure

The property is available as a whole by way of a new full repairing lease for a terms of years to be agreed. Consideration may be given to offering the accommodation over multiple floors – minimum 2 floors.

Alternatively, consideration may be given to the disposal of the freehold interest.

Rent

Quoting rent of £30.00 per sq ft per annum exclusive of VAT. Basement suitable storage / ancillary use

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

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PROPERTY CONSULTANTS



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:

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AK Ref: TWD/102307 Date: March 2026 Subject to Contract



COMMERCIAL
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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.