



C A S T L E M E A D

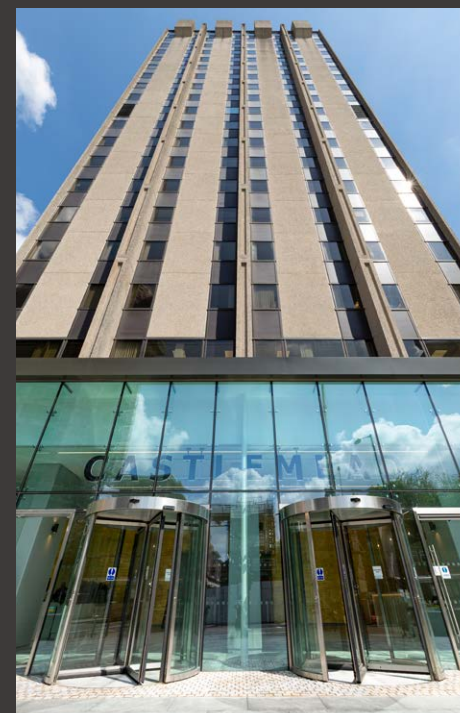
BRISTOL



A NEW
**BENCHMARK
IN BRISTOL**

Castlemead is a city landmark office building and offers high quality refurbished open plan accommodation from 1,441 sq ft - 15,348 sq ft.

With 360 panoramic views over Bristol's cityscape and Castle Park and with the Cabot Circus regional shopping, dining and leisure destination on your doorstep, why locate your business anywhere else?



BUILDING SPEC

NEWLY REMODELLED AND
**REFURBISHED
RECEPTION**

SECURE
24/7 ACCESS

DEDICATED ON-SITE
**BUILDING
MANAGER**
AND CONCIERGE TEAM

6 X 20 PERSON
**PASSENGER
LIFTS**

12 NEW ELECTRIC VEHICLE
**CHARGING
POINTS**

CAR PARKING RATIO
1:1632 SQ FT

DEDICATED TELCOM FIBRE
10,000MBPS
THROUGHOUT THE BUILDING

We've partnered with connectivity experts, Telcom to pre-install 10,000Mbps fibre throughout the building, providing dedicated fibre internet on-tap. Tenant benefits include:

- Ultrafast internet connections speeds
- Dedicated concierge service
- Guaranteed day 1 connectivity

OFFICE SPEC

FOUR PIPE FAN COIL
**AIR
CONDITIONING**

LOW ENERGY
LED LIGHTING

SUSPENDED
**METAL TILED
CEILING**

ENCAPSULATED
**METAL RAISED
FLOORS**

REDECORATION AND
NEW CARPETS
THROUGHOUT

CYCLE FACILITIES

DEDICATED SECURE
**ACCESS VIA NEW
ENTRANCE + LIFT**

4 BROMPTON BIKES
**HIRE AVAILABLE
VIA APP**

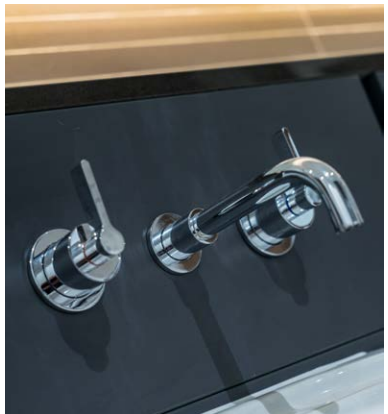
15 BROMPTON LOCKERS
**331 BIKE SPACES
10 E-BIKE SPACES**
ELECTRIC SCOOTER STAND

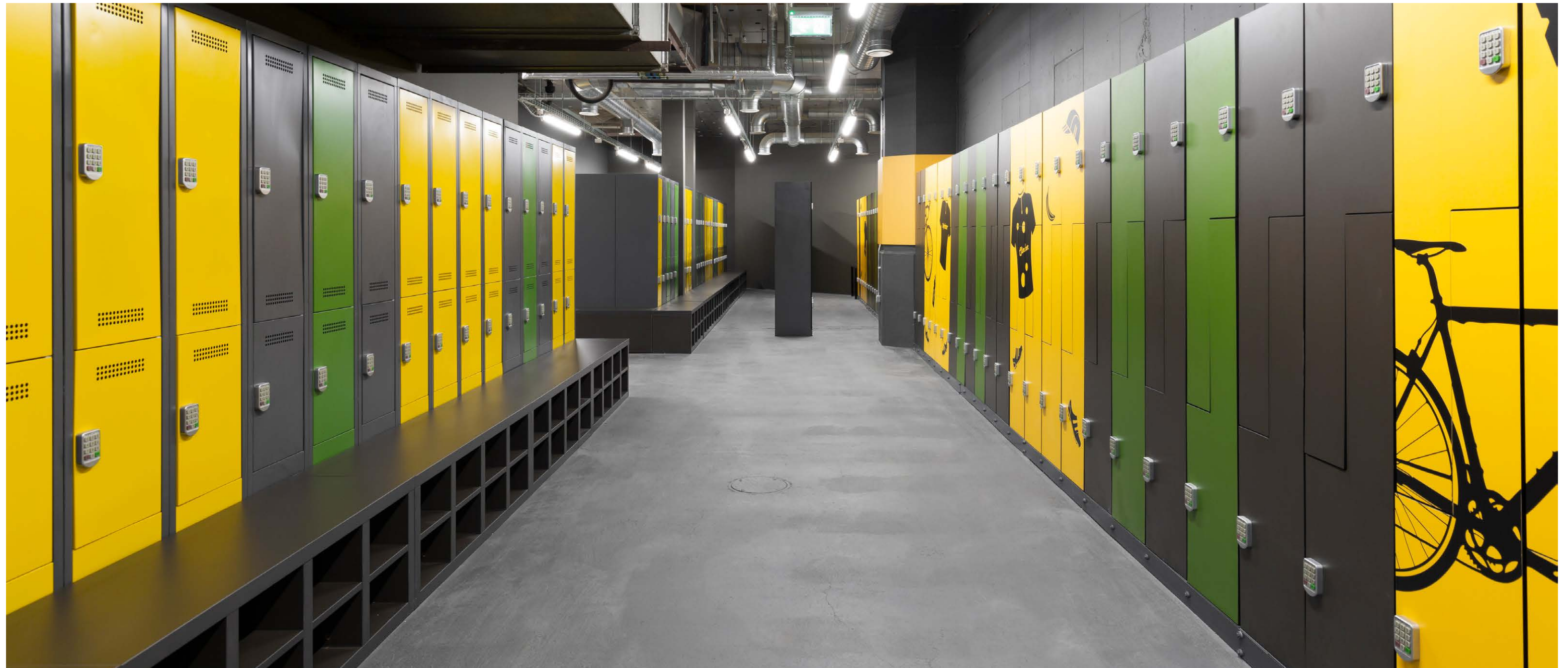
LARGE
DRYING ROOM
WITH IRONING STATION

DEDICATED BIKE
**MAINTENANCE
AREA**

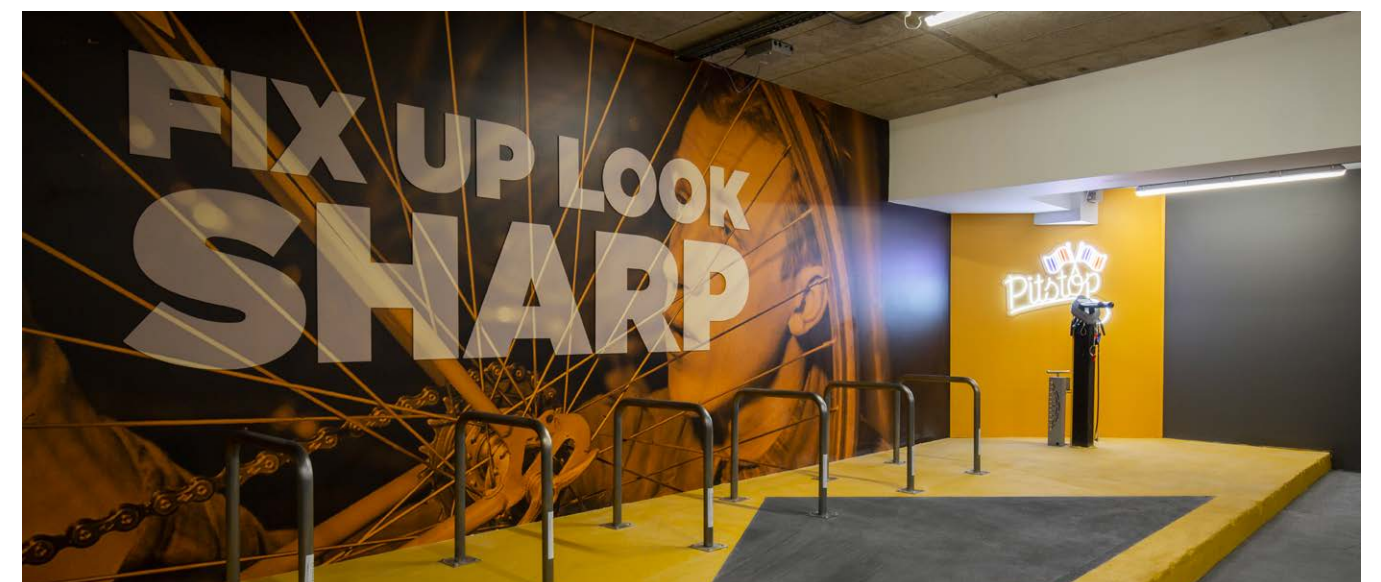
400 NEW LOCKERS
**148 TWO TIER +
252 Z-LOCKERS**
WITH SEATING AND SHOW RACKS

**NEW LUXURY
SHOWER BLOCK**
WITH UNDER FLOOR
HEATING AND HAIRDRYERS





GOING THE EXTRA MILE 





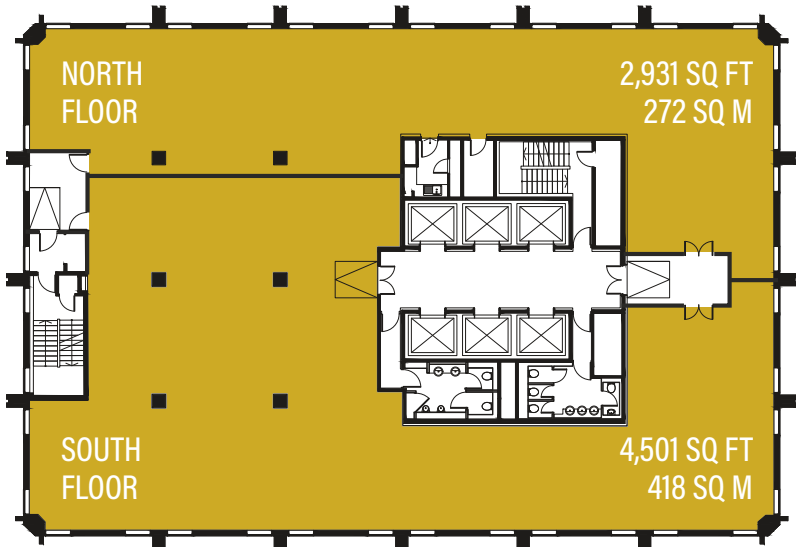
BOASTING
GRADE A
SPECIFICATION

Standing at 80m, Castlemead is the tallest office building in Bristol and is arranged over 18 floors. The building provides high quality open plan office floors with the flexibility to divide into a variety of smaller suite sizes to suit occupiers’ requirements.

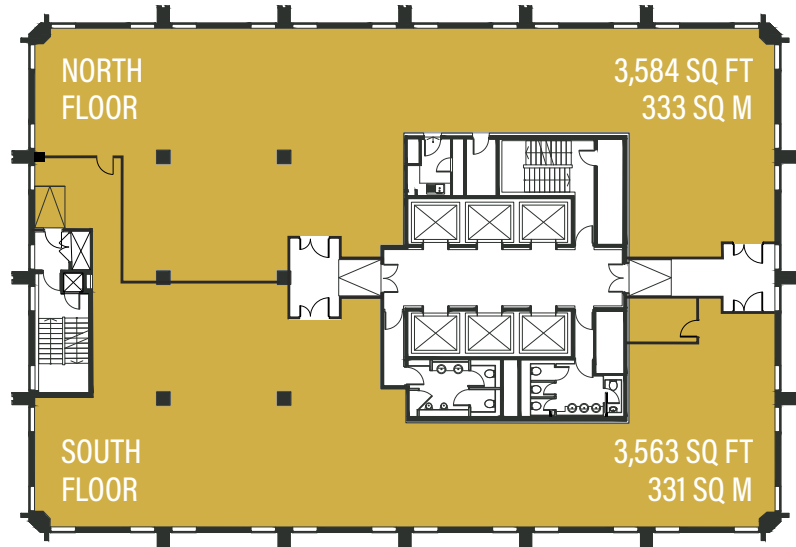
Regular open plan floor plates give an occupier the scope to easily adapt the space to suit their business needs.

All floors are fully refurbished with full access raised floors, metal tiled suspended with LED lighting and air conditioning.

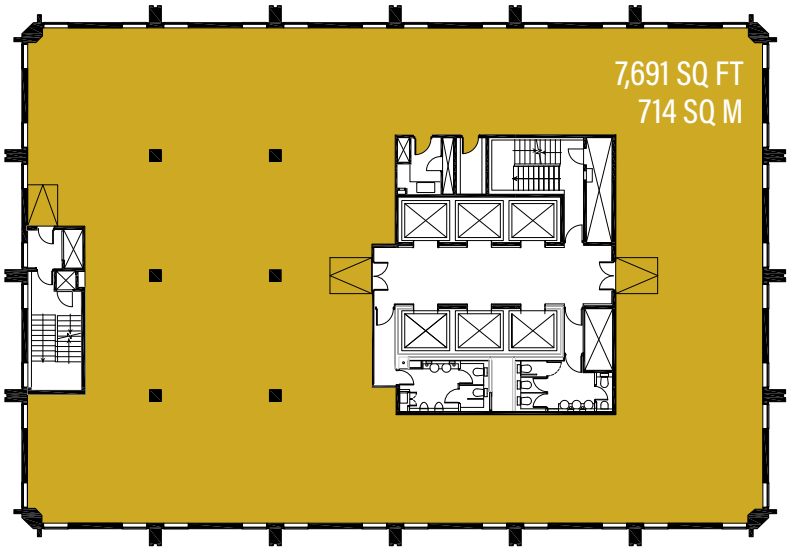
Included in the current availability is the 17th floor which is a rare opportunity to secure a stunning penthouse office accommodation with views across Bristol.



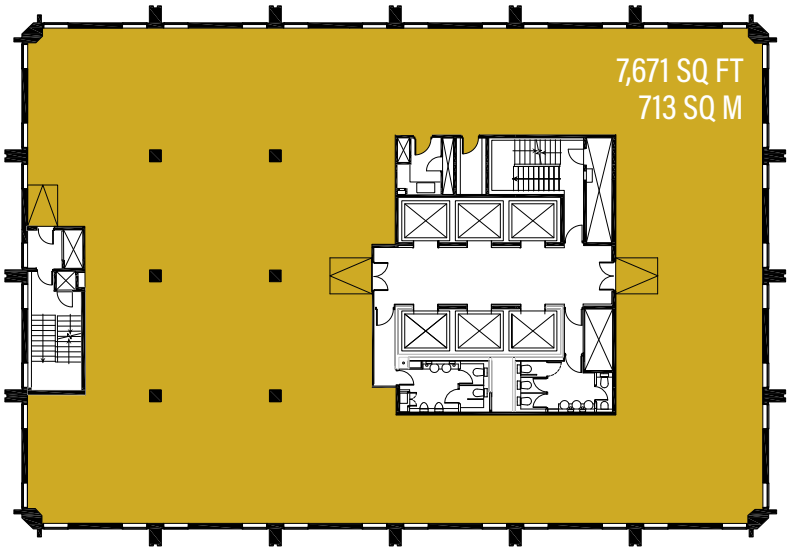
4TH FLOOR NORTH 4TH FLOOR SOUTH
2,931 sq ft (272 sq m) 4,501 sq ft (418 sq m)



5TH FLOOR NORTH 5TH FLOOR SOUTH
3,584 sq ft (333 sq m) 3,563 sq ft (331 sq m)



7TH FLOOR
7,691 sq ft (714 sq m)



15TH FLOOR
7,671 sq ft (713 sq m)

CURRENT AVAILABILITY

Floor	Sq Ft	Sq M
15th Floor	7,671	713
7th Floor	7,691	714
5th Floor South	3,563	331
5th Floor North	3,584	333
4th Floor South	4,501	418
4th Floor North	2,931	272

CURRENT OCCUPIERS INCLUDE



4TH FLOOR INDICATIVE LAYOUT





CENTRAL WORKING IN THE HEART OF BRISTOL

Positioned adjacent to Cabot Circus and Broadmead shopping areas, the building has outstanding access to a wide range of amenities. Cabot Circus provides 1 million sq ft of retail and leisure facilities including Harvey Nichols, House of Fraser, Hugo Boss and Showcase Cinema, together with 17 restaurants and a wide range of cafés.

Castlemead is only a short walk from Castle Park and the Floating Harbour whilst Temple Meads railway station is within a 10 minute walk. The Inner Ring Road is directly accessed from the building and there is a NCP car park adjacent, making Castlemead exceptionally well connected.

ON FOOT

Castle Park	30 secs
Cabot Circus	1 min
Bristol Bus Station	10 mins
Temple Meads Station	10 mins
Queen Square	14 mins
Harbourside	17 mins

BY CAR

M32 (Jct 3)	3 mins
M4 (Jct 19)	8 min
M4/M5 (Int'chge)	11 mins
Bath (via A4)	38 mins
Cardiff	54 mins
London (Heathrow)	1 hr 46 mins

BY TRAIN





LEGAL COSTS

Each party will be responsible for their own legal costs incurred during any letting transaction.

ANTI-MONEY LAUNDERING REGULATIONS

The successful lessee will be required to provide the usual information to satisfy the Anti-Money Laundering requirements upon agreement of Heads of Terms.

EPC

The building benefits from an EPC rating of C (67).

VAT

VAT is applicable on all costs unless otherwise stated.

TERMS

Available on an effective fully repairing and insuring lease for a term of years to be agreed.

FURTHER INFORMATION

To arrange a viewing or for further information please contact the joint agents:

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CASTLEMEADBRISTOL.CO.UK