

# For Lease

4<sup>th</sup> floor One Castlepark, Tower Hill, Bristol, BS2 0JA  
4,934 to 11,797 sq ft

- Modern office accommodation
- Located in the heart of Bristol city centre
- Newly refurbished managed reception
- 6 car parking spaces
- From only £15.80 per sq ft



**Location:**

One CastlePark is situated within the heart of Bristol city centre, adjacent to Cabot Circus and Castle Park which is approximately half a mile from Bristol Temple Meads railway station.

**Description:**

Situated within a prominent seven storey building the whole of the 4<sup>th</sup> floor is offers open plan, affordable, flexible office accommodation. The building benefits from a new contemporary reception area and shower facilities.

**Specification:**

The property benefits from the following specification:

- Raised floors
- Suspended ceilings with LED lighting
- Air conditioning
- There is the option to take the space fitted or not fitted
- Four secure basement car parking spaces
- Three 10 personal passenger lift

The property benefits from the following amenities: -

- New shower facilities
- Cycle amenity
- Male & female WCs on each floor
- Newly refurbished managed reception

**Terms:**

The property is available by way of an assignment or sub-lease until May 2025 and is protected under the 1954 act. Full details available upon application.

**Viewings:**

Strictly by appointment.

**Accommodation:**

Agreeable as part or whole:

| Floor/Unit            | Size (NIA)  | Rent          | Parking  |
|-----------------------|-------------|---------------|----------|
| 4 <sup>th</sup> South | 4,934 sq ft | £15.83persqft | 3 spaces |
| 4 <sup>th</sup> North | 6,863sqft   | £15.83persqft | 3 spaces |

**EPC:**

EPC to follow.

**Rent:**

The passing rent is £15.80 per sq ft exclusive of rates, service charge and VAT.

**Business Rates:**

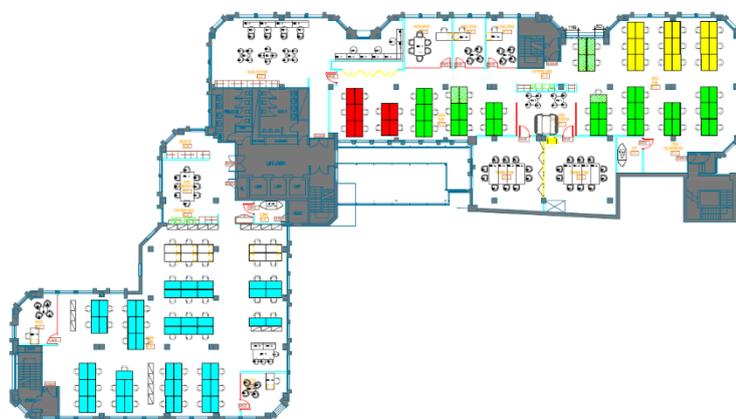
Rates payable: £7.80 per sq ft

**Service Charge:**

Capped at £6.50 per sq ft

**Floor plan:**

The current arrangement.



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