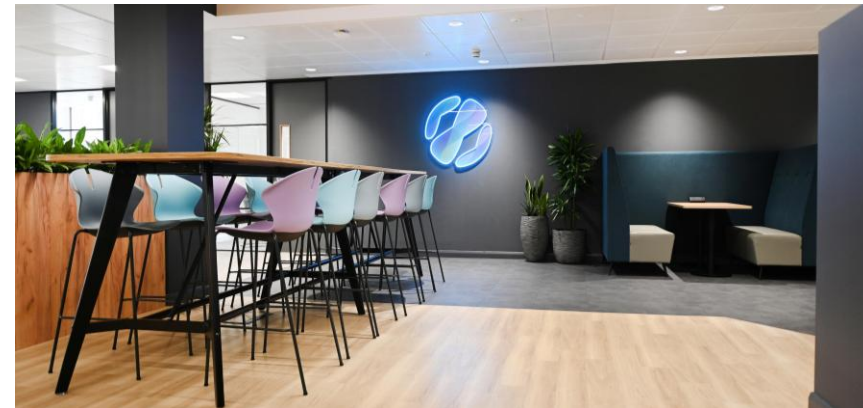


TO LET - EXCEPTIONAL FULLY FITTED PENTHOUSE SUITE WITH PANORAMIC VIEWS

Carter Jonas



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

Approximately 5,290 Sq Ft (491.46 Sq M)

Iconic Bristol Landmark

Exceptional penthouse fitted office suite with the potential to retain the existing fit out and offer a straightforward turnkey move.

- 3 car parking spaces
- High quality fit out
- Excellent cycle storage and shower facilities

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 Bristol'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.

DESCRIPTION

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

The subject accommodation forms part of the penthouse suite on 17th 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

Office Specification

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

ACCOMMODATION

Part 17th Floor measured on Net Internal Area basis.

	Sq M	Sq Ft
Part 17 th Floor	491.46	5,290
Total	491.46	5,290

LEASE

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

TERMS

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

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

The accommodation is available fitted or not fitted.

More details available upon request.

RENT

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

BUSINESS RATES

Ratable value from 1st April 2026 - £174,000
Rates payable - £53,000 or £10 per sq ft.

SERVICE CHARGE

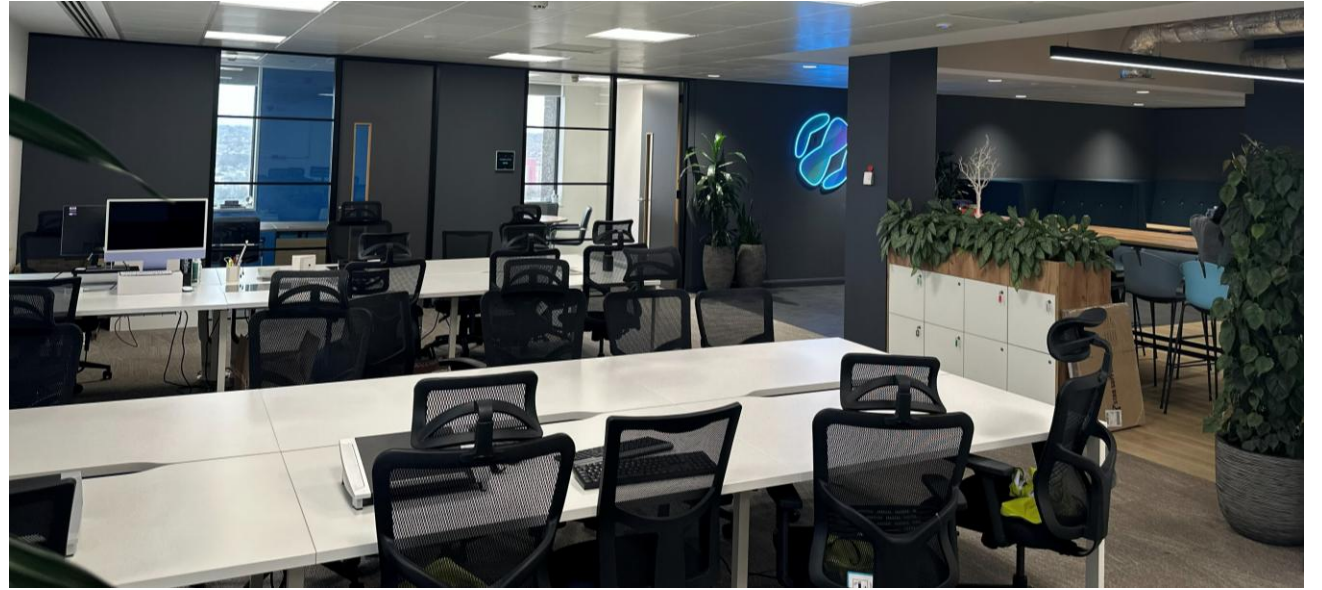
The service charge is approximately £7.56 per sq ft plus VAT. Further details available upon request.

EPC

The building has a C – 67 rating.

LEGAL COSTS

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



AML / SANCTIONS CHECKS

In line with statutory requirements prospective tenants are required to complete standard anti money laundering checks at the time of agreement of heads of terms.

VIEWINGS

Viewings to be made through the sole agents, Carter Jonas 0117 922 1222.

Andrew Hardwick MRICS

Consultant

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IMPORTANT INFORMATION

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OCTOBER 2026

SUBJECT TO CONTRACT