



CASTLEMEAD

@ Cabot Circus, Bristol BS1 3AG

high quality offices at Cabot Circus

castlemeadcabotcircus.com



CASTLEMEAD

@ Cabot Circus, Bristol

the perfect mix



"We came to Castlemead this year because it met all our needs and represented excellent value for money. Our staff love being so close to Cabot Circus"

Julie Harris, Head of Credit and Billing
DPD UK (Fifteenth Floor)

Castlemead is one of Bristol's most prominent buildings

A warm welcome to the newly refurbished reception area is provided by dedicated full time staff. Security barriers provide access to six high speed lifts accessing efficient, refurbished office floors with amazing views.

With an enormous variety of amenities immediately surrounding the building, Castlemead provides the perfect mix of business and pleasure.

of business and pleasure

About Local Amenities

Stay in the on-site café or venture out. Carluccio's, Raymond Blanc, Piccolino's, Starbucks, Caffé Nero, Harvey Nichols, House of Fraser, Marriott Hotel & Health Club and Castle Park are all immediately on hand for your staff and clients.





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a warm welcome



Our dedicated reception staff and full time building manager will provide a warm welcome and attend to any matters quickly.

The refurbished reception has a digital tenant directory, swipe card controlled security barriers to the lift lobby and a spacious waiting area for clients, with a plasma television screen.

"We had challenging lease requirements which most landlords would not entertain. Castlemead understood our needs and we are delighted to be here"

Ian Broomfield, RSA (fifth floor)

to the complete environment

Complete Refurbishment

The building has recently undergone many improvements to make it one of the most presentable offices in Bristol:



Refurbished office space highlights

- New suspended ceilings
- New low glare lights (LG7)
- New lift lobbies and WC's
- New raised floors for power/data distribution
- New air conditioning

Building Highlights

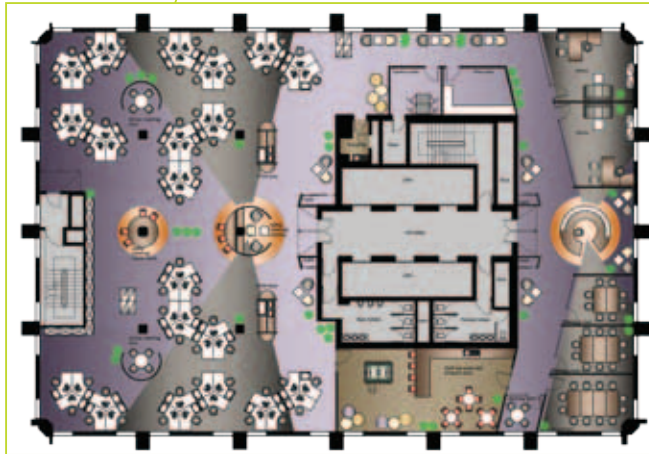
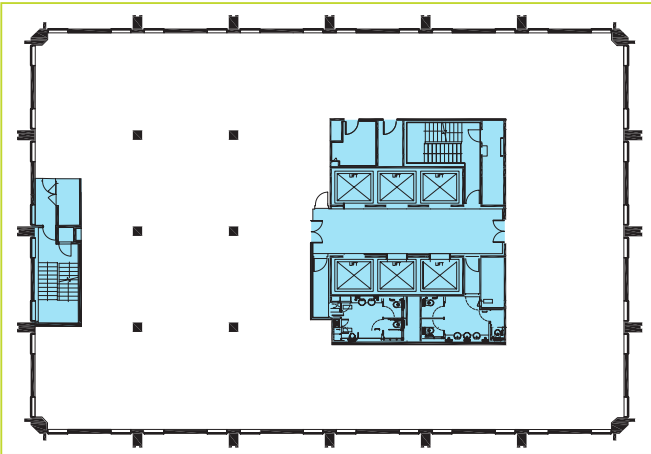
- 24/7/365 access
- Dedicated on-site staff and building manager
- On-site café
- Showers and cycle storage
- Dedicated parking and NCP next door
- Serviced office operator providing meeting rooms on demand
- DDA compliant



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flexible opportunities



Medium density 60 desks in open plan

Current Availability

Floor	sqft	sqm
17th Floor	7,198 sqft	668.7 sqm
16th Floor	7,242 sqft	672.8 sqm
12th Floor	7,678 sqft	713.3 sqm
9th Floor	7,674 sqft	712.9 sqm
8th Floor	4,914 sqft	456.5 sqm
7th Floor	7,691 sqft	714.5 sqm
4th Floor	7,665 sqft	712.1 sqm
3rd Floor	7,703 sqft	715.6 sqm
Total	57,765 sqft	5,366.4 sqm

Approximate net internal areas

Joining existing occupiers in the building including:

- RSA
- Bluefin Insurance
- TMP Worldwide
- Equiniti
- MWB Business Exchange – serviced offices

Floors can be split to provide space from 3,400 sq ft.
A floor and a half would offer circa 11,000 sq ft.



with a choice of connections

“Our occupancy levels have exceeded all our competitors. The convenient location and accessibility are the key to this”

Mark Shortland, MWB Business Exchange (serviced office provider, first, second and sixth floors)

Journey times

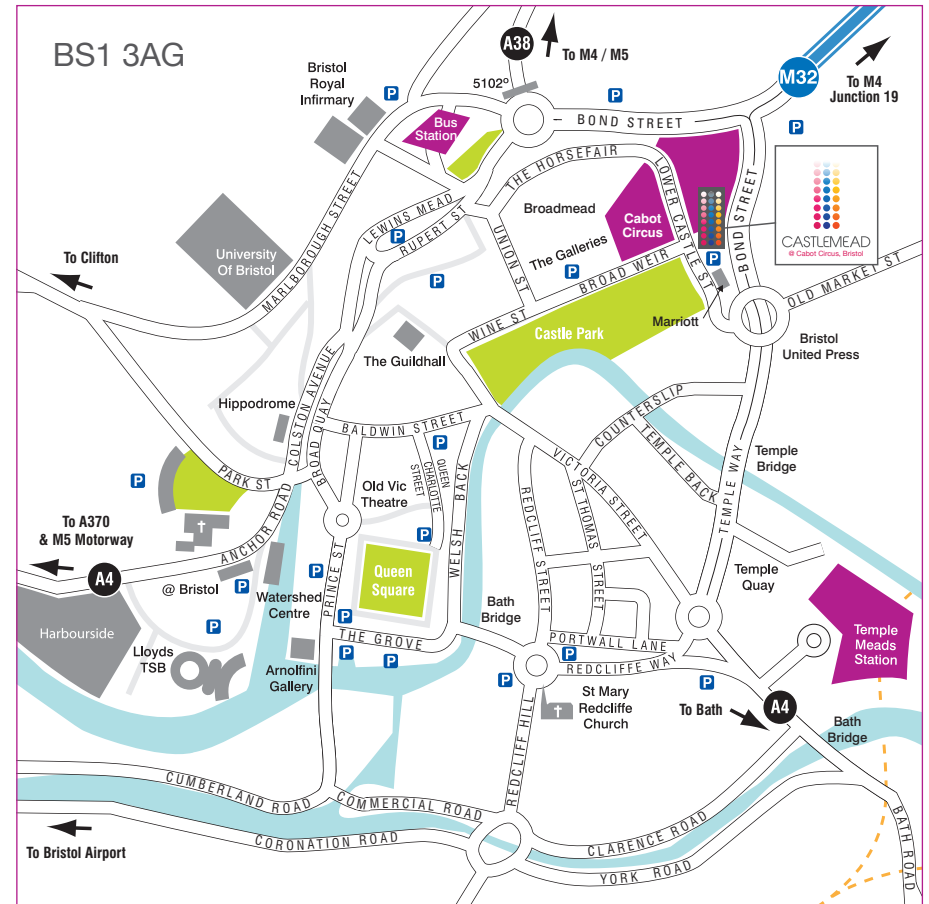
Be it by foot, bike, car, bus, or train, Castlemead is very easy to find

Cabot Circus	1 minute walk
Bristol Bus Station	5 minute walk
Temple Meads Railway station	10 minute walk
Queen Square	10 minute walk
@t Bristol, Harbourside	15 minute walk
M32 Motorway	3 minute drive
M4 Motorway	8 minute drive
M4/M5 Interchange	11 minute drive

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the centre of attention



Further Information

For further information please contact:

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