



COLSTON
TOWER
BRISTOL



Iconic office space on Bristol's Skyline in a Landmark Building.

- Panoramic views across the city through majority floor to ceiling glazing.
- Extensively refurbished with secure underground car parking.
- New office environment with a remodelled reception, communal break out area and fast modernised lifts.
- Excellent cycle facilities with showers, lockers, changing area and secure bike storage.

Typical 'exposed services' office refurbishment – Similar refurbished suites available.



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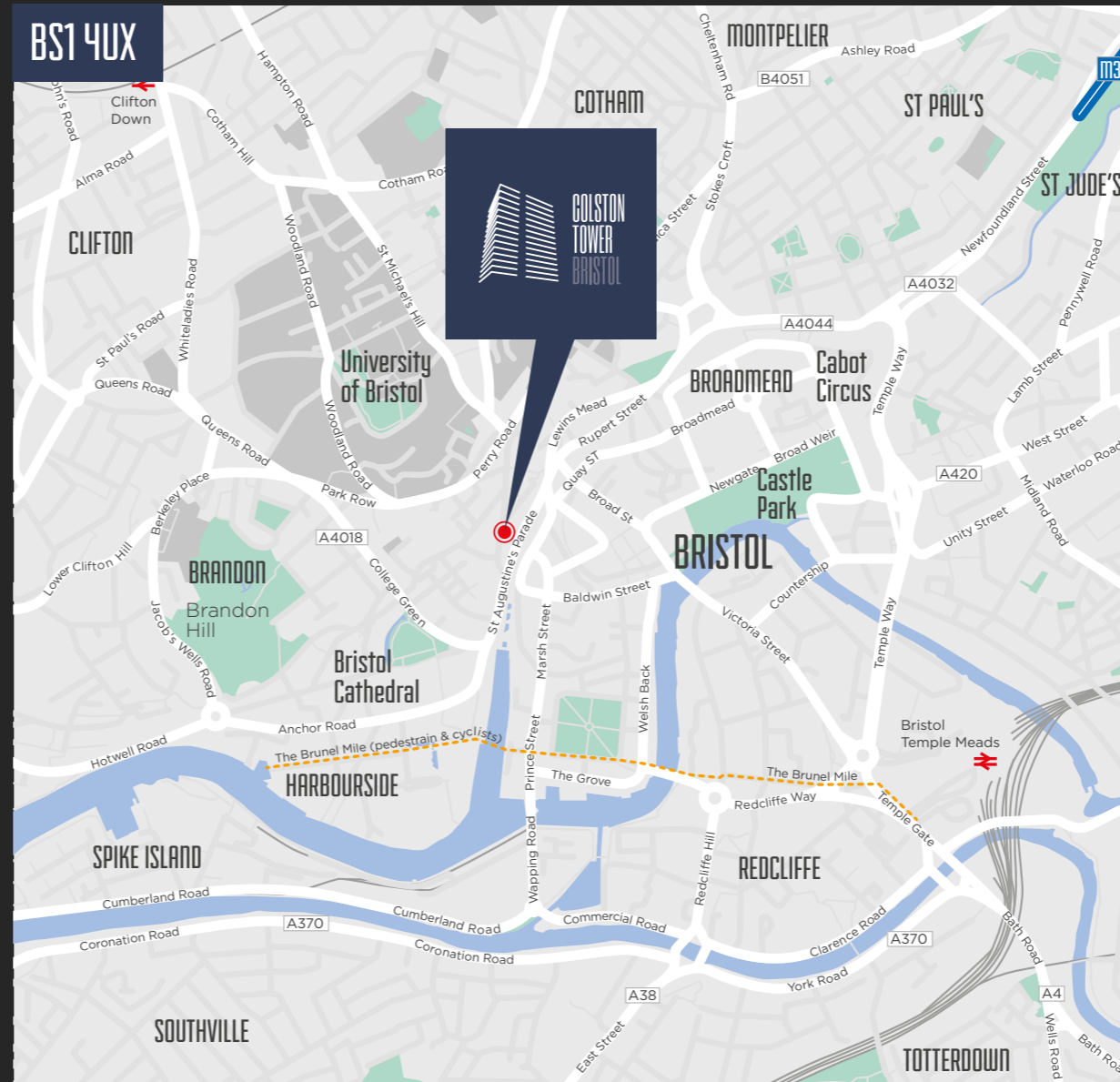
Typical 'conventional' refurbishment – similar refurbished suites available.



Temple Meads mainline train station is a 10 minute walk away as is Cabot Circus Shopping Centre. Access to the M32 and regional motorway network is only one mile away and a comprehensive bus service including the new Metro network runs adjacent to the building. The popular Colston Hall venue is directly opposite as is the Trenchard Street multi storey car park which provides additional short term and long term licence car parking.



Colston Tower is a landmark office building situated on Colston Avenue in the heart of the city.



CONNECTIONS

Harbourside 1 min

Cabot Circus 5 mins

5 mins

3 mins

Clifton 7 mins

3 mins

3 mins

Temple Meads 12 mins

7 mins

7 mins



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- 01 CABOT CIRCUS / BROADMEAD
- 02 BRISTOL UNIVERSITY
- 03 PARK STREET / CLIFTON TRIANGLE
- 04 THE WATERFRONT / HARBOURSIDE
- 05 QUEEN SQUARE
- 06 TEMPLE MEADS STATION
- 07 M32 MOTORWAY
- 08 CASTLE PARK
- 09 BRISTOL BRIDGE
- 10 BALDWIN STREET

Colston Tower,
Colston Street,
Bristol, BS1 4UX

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The office suites will provide modern open plan contemporary office space.

- New double glazed windows providing majority floor to ceiling glass.
- New LED lighting.
- New VRV air conditioning with metal ducting providing an ultramodern appearance.
- Black perimeter trunking with brushed steel face plates.

Suite	Floor Area (Net Internal Area)		Timetable
Part 9th Floor	2,500 sq ft	232 sq m	Available January 2018
Part 12th Floor	1,480 sq ft	137 sq m	Available September 2018

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Colston Tower has undergone a comprehensive refurbishment and transformation during the course of 2016 / 2017 including the following works;

- Remodelled main reception and large communal break out / informal meeting space on the podium level.
- New fast passenger lifts serving basement to 14th floors offering DDA compliant access to the office accommodation.
- State-of-the-art basement cycle hub providing six showers, changing area, locker facility, drying room and secure bike storage area for tenant use.
- Improved immediate retail amenity with restaurants of The Smoke Haus at ground floor and Bamabalan at podium level which offer a large terrace area with roof top bar and ping pong tables.
- New signage, improved street approach and entrance coffee kiosk.



The view from the Tower

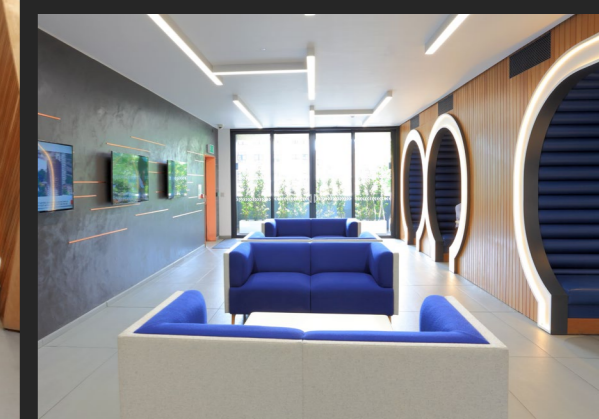
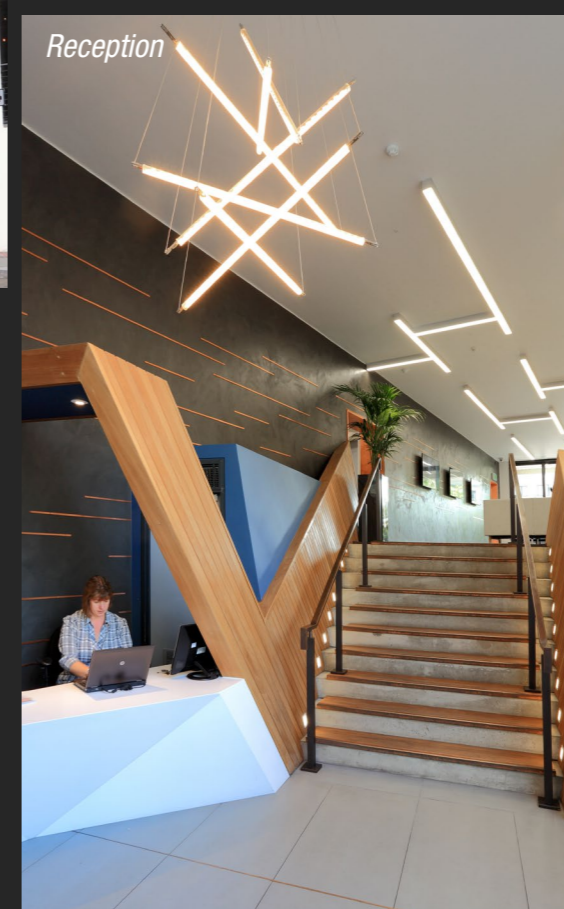


The view from the Tower

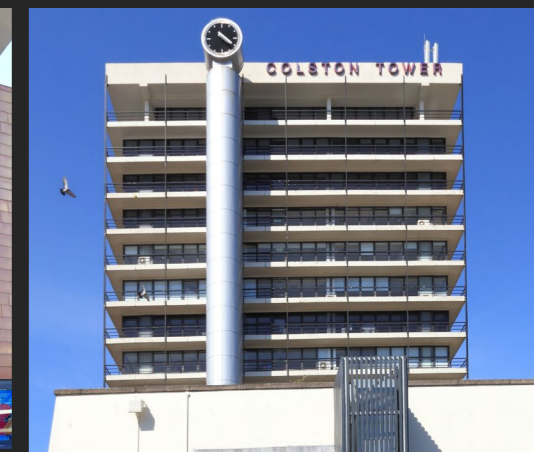


The building is an iconic feature of The Bristol skyline and the 15-storey tower offers modern, flexible, open plan office accommodation designed around a central core.

- The floors benefit from excellent natural light and remarkable panoramic views of the city.
- Secure basement car parking available at a ratio of 1 space per 1,850 sq ft.



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Terms

The office suites are available to let on a new lease direct from the Landlord for a term of years to be agreed.

Rent & Service Charge Information

Upon application to the joint agents.

Business Rates

We recommend interested parties make their own enquiries directly to Bristol City Council.

Use

B1 offices.

Viewing & Further Information

Please contact the joint sole agents.



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