Berkeley House

Croydon Street, Easton, Bristol, BS5 0DA

Freehold site in Central Bristol.

October 2026

JLL SEE A BRIGHTER WAY

Executive Summary

On behalf of the Government Property Agency, JLL is delighted to present the opportunity to acquire a vacant office building in Central Bristol with development potential (subject to planning).

- Opportunity to purchase a prominent freehold site in central Bristol
- Sale of a 24,851 sq ft vacant office building on a 1.27-acre site in Central Bristol
- To be sold with Vacant Possession. Freehold interest of the entire site available
- Situated close to Lawrence Hill Railway Station, offering direct rail links to Bristol Temple Meads, South Wales and Weston-super-Mare. Bristol Temple Meads provides onward services to Gloucester and Paddington.
- Situated within the proposed Lawrence Hill Area of Growth and Regeneration under the emerging Bristol local plan. Emerging Bristol Local Plan (Policy DS6 — Lawrence Hill Area of Growth and Regeneration) allocates the site for a broader mix of residential, employment, retail and community uses.
- Offers invited on an Unconditional basis



Proposal

Offers are invited for the freehold interest exclusive of VAT.

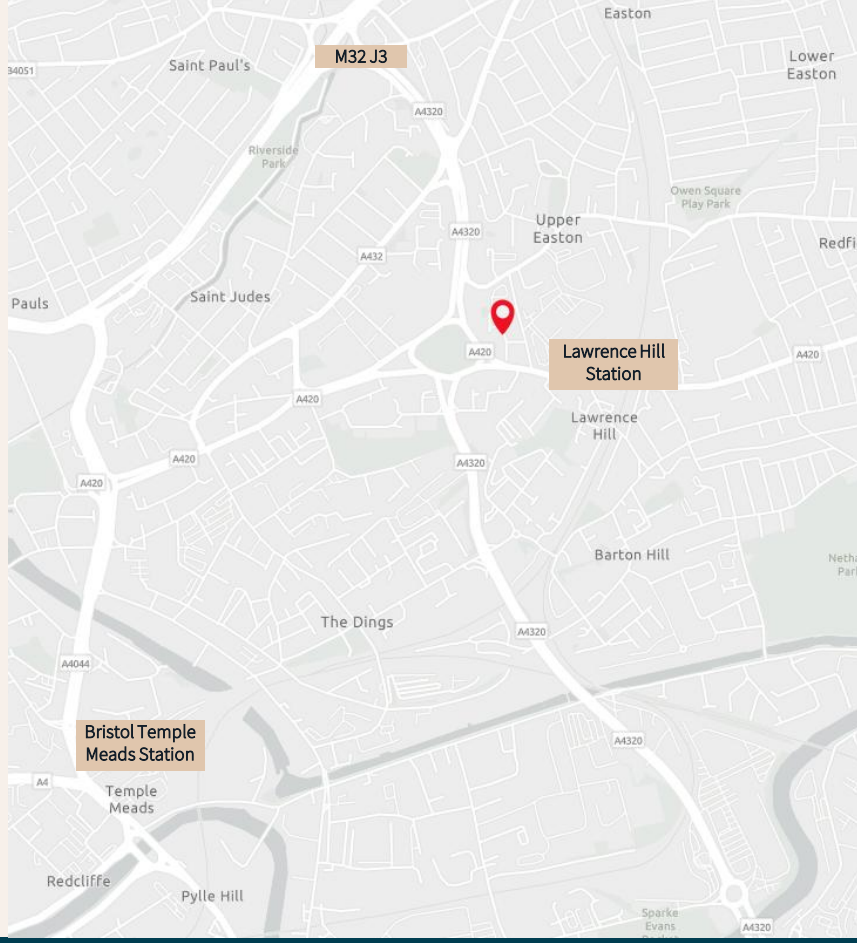
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Location

Berkeley House is located on the edge of Easton and Lawrence Hill in Central Bristol, approximately 1.5 miles east of Bristol City Centre and within the administrative boundary of Bristol City Council. Situated on Croydon Street, Berkeley House is situated on the edge of Lawrence Hill Industrial Park and benefits from frontage partly-visible from the A420 (Lawrence Hill roundabout). The property occupies a highly accessible position benefiting from close proximity to a wide range of local amenities. Easton itself offers a diverse mix of independent retailers, cafés, restaurants and everyday services, creating a vibrant and well-established local community.

The property benefits from excellent public transport connectivity, with frequent bus services operating along nearby Stapleton Road and Church Road, providing direct access to Bristol City Centre. Lawrence Hill Railway station is located 0.3 miles to the Southeast of the property which provides access to Bristol Temple Meads, Gloucester and Westbury. Bristol Temple Meads Railway Station is situated 1 mile to the southwest of the property, and offers regular services to London Paddington, Cardiff, Birmingham, Exeter and the wider national rail network. The property is situated 0.7 miles from J3 of the M32 which links to J19 of the M4, offering direct connectivity to the M4 corridor, South Wales and the wider national road network.

Bristol is one of the UK's leading regional cities, recognised for its strong economic base, thriving creative and technology sectors, and extensive cultural and leisure offer. The city centre provides a comprehensive range of retail, hospitality and entertainment facilities, including Cabot Circus and Bristol Harbourside.



Connectivity

Train from Lawrence Hill station:

Destination	Journey Time
Bristol Temple Meads	4 minutes
Filton Abbey Wood	11 minutes
Severn Beach	40 minutes
Weston-super-Mare	40 minutes

Train from Bristol Temple Meads station:

Destination	Journey Time
Cardiff	43 minutes
Gloucester	54 minutes
Birmingham New Street	1 hour 21 minutes
London Paddington	1 hour 36 minutes

By car:

Destination	Journey Time
Bristol Airport	28 minutes
Bath	37 minutes
Gloucester	50 minutes
Cardiff	1 hour

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Please note the red line outline is for indicative purposes only.

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Description

Berkeley House comprises a detached office building constructed in the 1970s, arranged over six storeys. The principal entrance is located on the western elevation fronting Croydon Street, with secondary access provided at basement level. The building extends to a total of 24,851 sq ft (2,308.7 sqm) across all floors, with individual floor plates ranging from approximately 3,436 sq ft to 4,792 sq ft.

Internally, the accommodation is of standard specification and largely open plan throughout. Floors benefit from suspended ceilings, inset fluorescent lighting and perimeter trunking, with central heating provided via wall-mounted radiators. Vertical circulation is served by two passenger lifts and two stair cores located at either end of the building. The fourth floor benefits from a roof terrace with views across Bristol.

The site extends to 1.27 acres (0.515 ha), with a site coverage of just 12%, providing a substantial area of surface car parking. The car park is accessed via the vehicular entrance to Lawrence Hill Industrial Park off Croydon Street, with a separate pedestrian access from Croydon Street leading to the main building entrance on the western elevation. The site benefits from 97 car parking spaces, equating to a ratio of approximately 1 space per 256 sq ft.

The building holds an EPC rating of D(89). The building is currently occupied by the Driver & Vehicle Standards Agency (DVSA). Vacant possession will be achieved prior to completion of the sale.



Floor	Sq ft	Sqm
Basement	3,955	367.4
Ground	4,327	402
First	4,792	445.2
Second	4,214	391.5
Third	4,127	383.4
Fourth	3,436	319.2
Total	24,851	2,308.7

Key Highlights

- Central Bristol Location
- 24,851 sqft Office Building
- 1.27 Acre site with 12% site coverage
- 97 Car Parking Spaces
- EPC D-89

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Planning Summary

- The site is situated within the administrative boundary area of Bristol City Council.
- Given the emerging planning policy for Bristol City Centre, the site has potential for alternative uses (subject to planning).

Bristol Core Strategy (2011):

- The site is designated within the Lawrence Hill Principal Industrial and Warehousing Area (PIWA) under Bristol's adopted Core Strategy (2011)
- Class E(g), B2 and B8 uses are appropriate under current policy, alongside community, specialist leisure and ancillary commercial uses
- As the building has an established lawful use as offices, it could benefit (subject to meeting the requirements) from the change of use via Permitted Development rights set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Emerging Policy:

- Policy DS6 allocates the wider Lawrence Hill area as an Area of Growth and Regeneration, supporting a broad mix of uses including circa 1,500 new homes, offices, flexible workspace, industrial, retail, leisure and community facilities
- The emerging Local Plan is at an advanced stage following examination and Main Modifications consultation (June 2026), carrying increasing weight in planning decisions

Other Designations:

- No Tree Preservation Orders on or near the site
- Not within a conservation area; no local or national heritage designations
- No Priority Habitats within the site
- The property is situated within Flood Zone 1 (lowest probability of flooding).





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Method of Sale

- The freehold interest is offered for sale by way of informal tender, seeking bids on an unconditional basis.
- A bid date will be set during marketing and circulated to all interested parties.
- Bidders will be required to complete a Bid Proforma and will be asked to explicitly state their assumptions in producing their offer. The Bid Proforma will be made available within the dataroom during the marketing period.
- Bidders should provide full details of the financial aspects of their offer including timing of payment and proof of funding for the transaction.
- Bidders should note that the vendor reserves the right not to select the highest or any offer received.
- The vendor requires the successful Purchaser to enter into an Anti-Embarrassment/Clawback clause. Further detail is set out within the Bid proforma.

Legal and Professional Costs

- Each party is to be responsible for their own legal and professional costs in relation to the transaction.

Dataroom

- A dataroom has been compiled to assist interested parties in formulating their proposal for the site. Buyers are encouraged to undertake their own due diligence in advance of submitting a proposal.

Services

- Prospective purchasers are advised to make and rely upon their own enquiries with the relevant service providers.

Viewings

- Viewings are strictly through JLL only. Set viewing days will be announced during the marketing period.

AML

- In accordance with Anti-Money Laundering (AML) regulations, the purchaser will be required to satisfy the vendor on the source of funds used to complete the transaction.

Tenure

- The Property is held freehold under freehold title: AV119725

VAT

- The Property is not elected for VAT.



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Development & Regeneration



Will Botsford

+44 (0) 7710 860294
William.Botsford@jll.com



Bella Lysaght

+44 (0) 7596 316661
Isabella.Lysaght@jll.com



James Cobb

+44 (0) 7812 823151
James.Cobb@jll.com

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