



# Serviced Offices To Let Beacon Tower, Colston Street, Bristol, BS1 4XE

Fully Inclusive Serviced Office Suites — available now

AVISON  
YOUNG

## Location

Beacon Tower is situated in the heart of Bristol's vibrant harbourside on Colston street in the city centre.

Bristol Temple Meads Railway Station is a 20 minute walk away and 18 minutes by car. There also several bus routes outside the office providing accessibility to the city centre and to the outskirts of the city. There are numerous bars, restaurants and leisure spaces right on the office's doorstep.

## Description

Beacon Tower offers a unique, creative, flexible and a one of a kind serviced offices. The building offers a host of facilities including a rooftop terrace and a variety of fully equipped break out zones. Beacon Tower hosts a thriving community, through breakfast socials, industry talks, lunch and learn sessions, competitions, wellness workshops/activities and bake sales. The serviced office spaces offer:

- Staffed main reception
- High speed internet available
- Teapoint & breakout zones
- Full kitted out offices
- Air-conditioning
- Furniture available

## Terms

The serviced offices are available immediately on simple inclusive and flexible contracts, further details available on request.

## Business Rates

Details Available on request.

## EPC

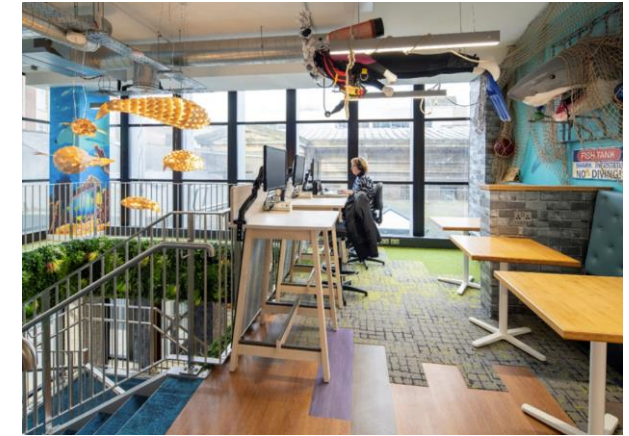
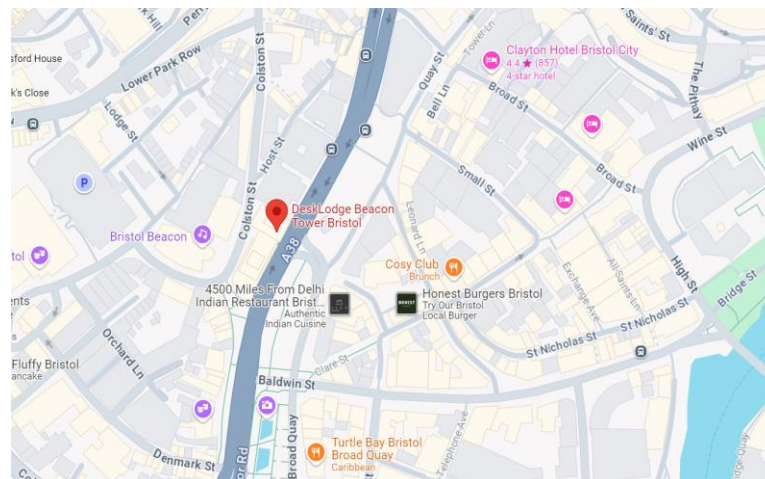
The Energy Performance Asset Rating is B-29. An EPC certificate is available on request.

## VAT

VAT is payable on the rent and service charge.

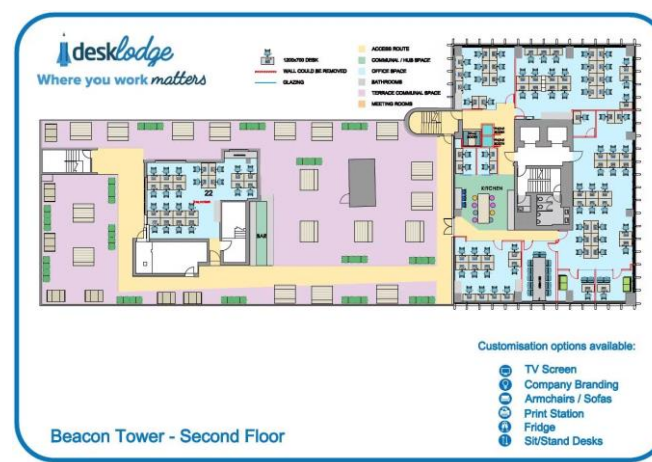
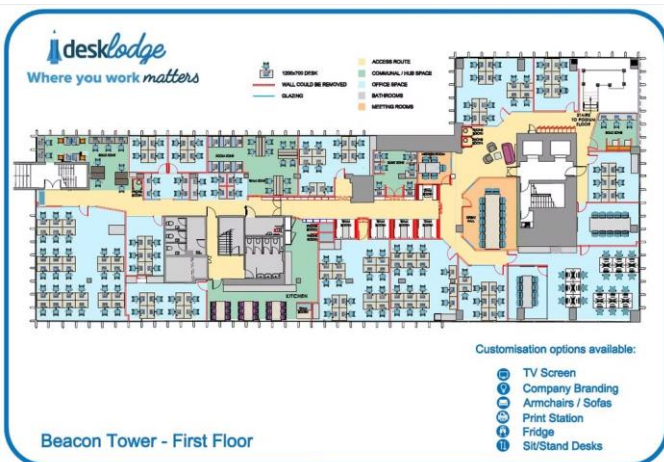
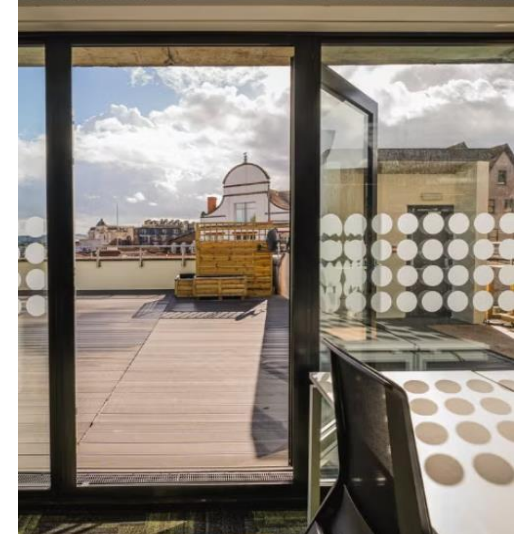
## Legal costs

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



Subject to Contract  
October 2024

Sq ft (sq m)	Number of work stations/people	Costs
220	11 people	£4,125 + VAT pcm
250	8 people	£3,000 + VAT pcm
350	10 people	£3,750 + VAT pcm
440	15 people	£5,625 + VAT pcm
540	16 people	£6,000 + VAT pcm
720	22 people	£8,250 + VAT pcm
940	28 people	£10,500 + VAT pcm



**If you would like to know  
more please get in touch.**

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- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

17<sup>th</sup> October 2024

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