



BLOK is a 1980s building that has been given a new lease of life. Respecting the architecture very typical of its time, we've created an exciting and contemporary new workspace for Bristol.



TO LET
APPROX 4,882 SQ FT
(453 SQ M)

2ND FLOOR SOUTH
BLOK
ONE CASTLE PARK
TOWER HILL
BRISTOL BS2 0JA
[HTTPS://WWW.STUDIOSPACE.GROUP/BRISTOL-BLOK](https://www.studiospace.group/bristol-blok)

BLOK



AROUND THE BLOK

BLOK

Transport

- Bristol Temple Meads Station
- Parking
- M32

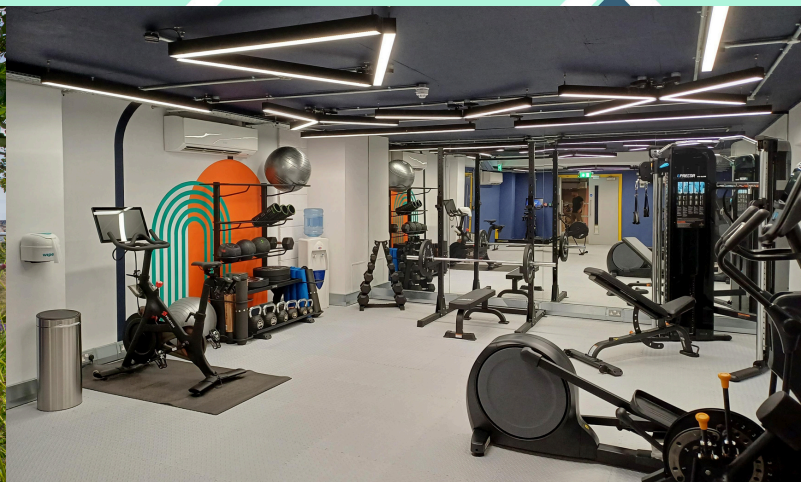


MINUTE WALK TO
BRISTOL TEMPLE
MEADS STATION

What3words: unable.quiet.oval

Amenities

- 1 Vaulted Chambers Cafe
- 2 Bagelicious Bagel
- 3 25 Old Market Coffee
- 4 Chido Wey Mexican Kitchen
- 5 Côte
- 6 Soho Coffee
- 7 Yo Sushi
- 8 Nando's
- 9 Left Handed Giant Brew Pub
- 10 Spicer and Cole
- 11 Pasture
- 12 Philpotts
- 13 Starbucks



PROPERTY INFORMATION

Blok provides accommodation that meets the highest sustainability and wellbeing standards and is located in the heart of Bristol city centre. This office space provides open-plan accommodation with 24 hour access, providing great quality fitted accommodation to the following building standards:

- BREEAM-Very Good
- EPC A
- Fitwell **
- Fibre enabled
- Active Score Platinum

The building also benefits from the following on-site amenities for a superb user experience:

- Concierge
- Independent café
- Gym and Wellness Suite
- Business Lounge opening onto communal landscaped courtyard
- Meeting rooms, Zoom booths and event spaces; including 5th floor kitchen and roof terrace
- Changing facilities with 23 showers and lockers
- EV charging
- Bike store with 181 spaces
- Blok Tenant Portal and App

This modern refurbished office provides high quality work space of the highest standard, with raised access floors, exposed VRF air conditioning and LED lighting. The suite provides open office with ample breakout space and high specification kitchen.

SERVICE CHARGE

There is a service charge applicable, details available upon request.

BUSINESS RATES

The tenant will be responsible for the payment of business rates. Rateable Value is £84,500.

TERM

The suite is available on flexible terms to be agreed.

RENT

Details available on application.

FIT OUT

Turn-key fully fitted option for immediate occupation with flexibility to make changes.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction. The ingoing tenant may be required to contribute to the landlords legal and surveyors costs to approve any transactions.

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A DEVELOPMENT BY:

