

ARMADA HOUSE, TELEPHONE AVENUE, BRISTOL BS1 4BQ

UNIQUE OPPORTUNITY TO LEASE / PURCHASE A BOUTIQUE OFFICE HQ

To Let / For Sale - City Centre Office Opportunity



savills

KEY HIGHLIGHTS

- **Prominent city centre location close to transport links, cafes, gyms and amenities**
- **Fully fitted modern office accommodation refurbished to an exceptionally high standard**
- **High quality amenities including passenger lift, bike storage and kitchen facilities**
- **Excellent natural lighting with stylish finishes offering an excellent working environment.**
- **Modern workspace behind an elegant period facade.**



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LOCATION

Armada House is situated in Telephone Avenue, close to the historic Queen Square area with the traditional business and restaurant districts of Welshback and Baldwin Street close by.

Broadmead and Cabot Circus shopping centres are within walking distance. Other amenities close by include St Nicholas Market with a host of independent traders and Corn Street.

DESCRIPTION

Armada House has excellent office space available with modern amenities in a stunning Edwardian building.

The offices are fully fitted and equipped with high speed WiFi, Cat 5 cabling, staffed reception, conference and meeting rooms, fully fitted office space, kitchen facilities and onsite management.



Bristol is strategically located adjacent to the junction of the M4/M5 motorway interchange which provides excellent access to London, South Wales, the South West and Midlands.

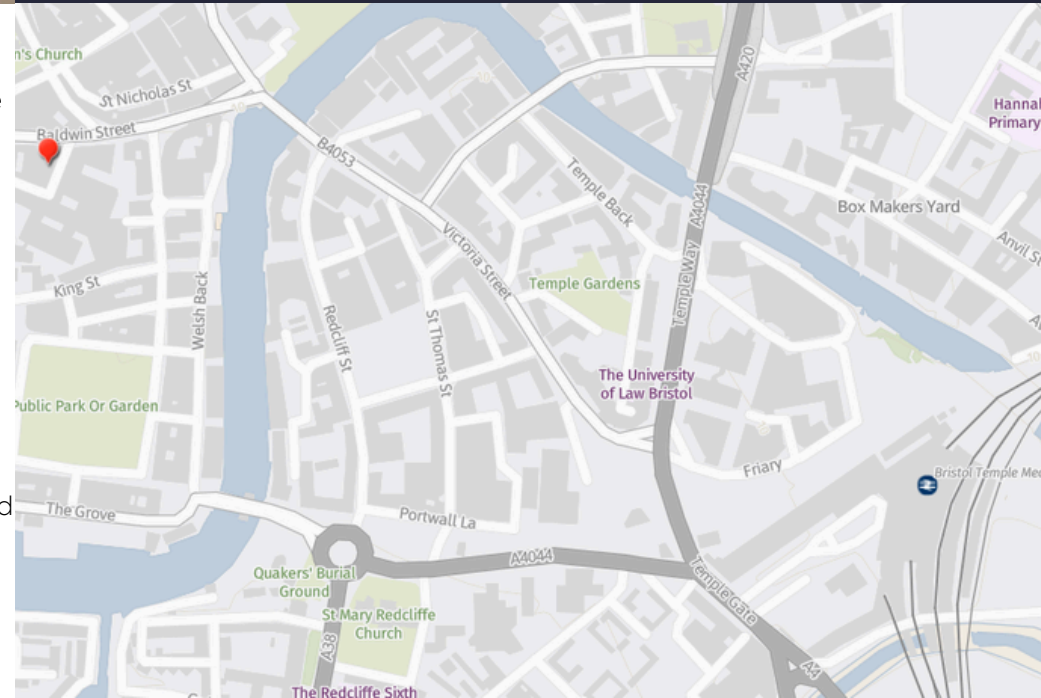
Bristol has two mainline stations, Bristol Temple Meads and Bristol Parkway. Both stations provide frequent direct mainline services to major cities throughout the UK.



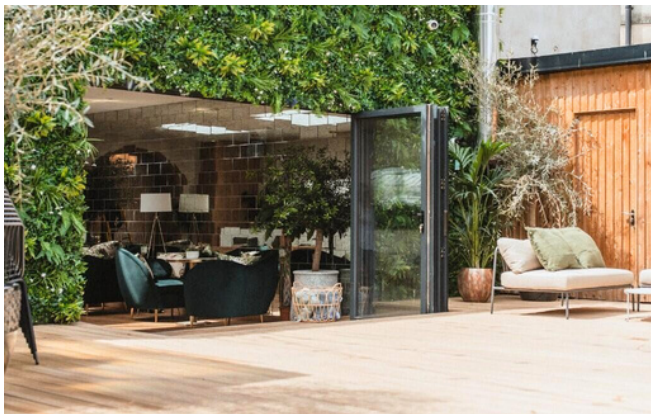
London Paddington is reached in 1 hour 20 minutes from Bristol Temple Meads and 1 hour 10 minutes from Bristol Parkway.



Bristol Airport is located approximately 7 miles to the south west of the City Centre. It is the 8th busiest airport in the UK, handling 8.9 million passengers and offers scheduled flights to 112 destinations in 29 countries.



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ACCOMMODATION

Armada House provides the following accommodation:

Floor	Area (sq ft)	Area (sq m)
3 rd Floor	1,327	123
2 nd Floor	3,694	343
1 st Floor	3,877	360
Ground Floor	4,276	397
Lower Ground Floor	3,875	360
Total	17,049 sq ft	1,583 sq m

TENURE

The offices are available to let as whole on a new full repairing and insuring basis, for a term of years to be agreed.

Consideration may be given to lettings as pairs of floors or a sale of the freehold interest.

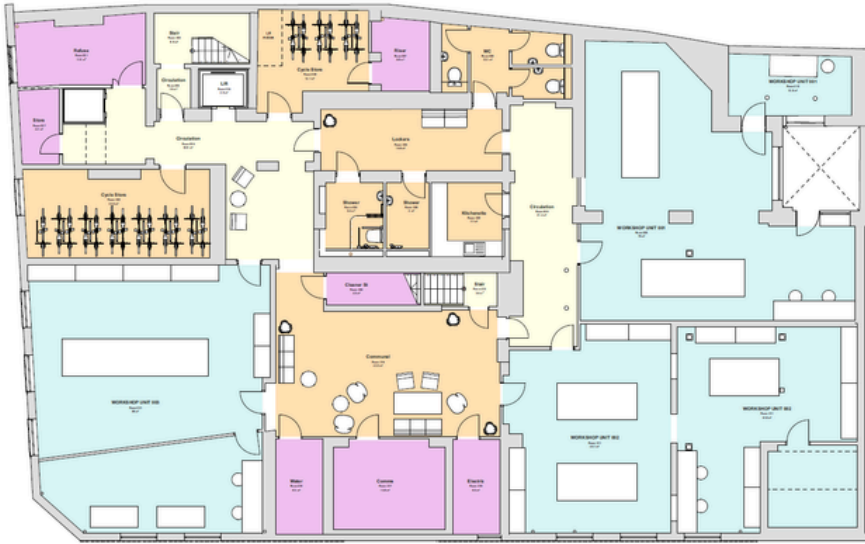
QUOTING RENT, PRICE & SERVICE CHARGE

Further information available upon application to the joint agents.

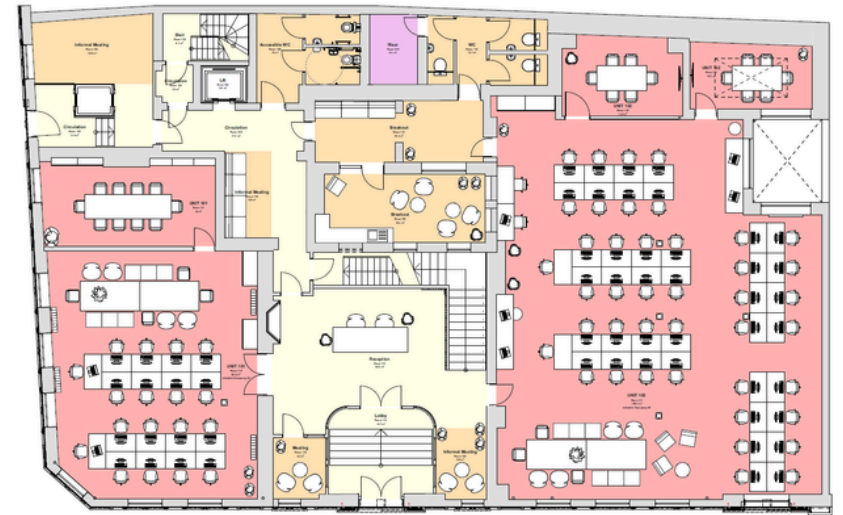


FLOOR PLANS

Lower Ground Floor



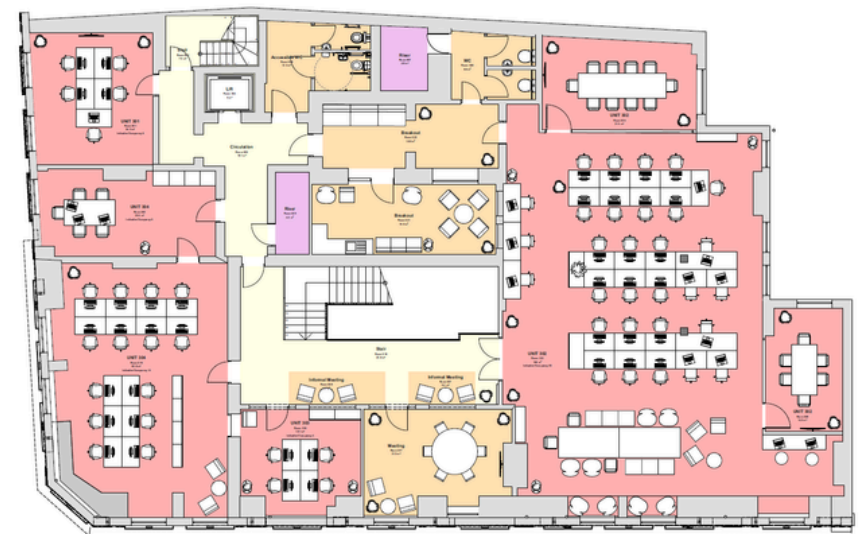
Ground Floor



First Floor

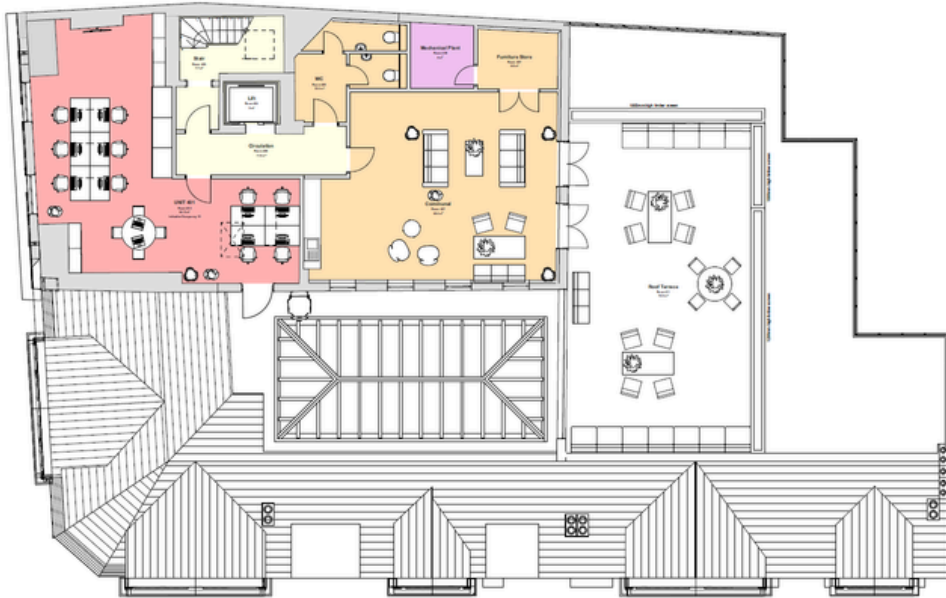


Second Floor



FLOOR PLANS

Third Floor





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BUSINESS RATES

Rateable Value from April 2026
£167,400

Rates Payable from April 2026
£80,352 per annum (£4.71 per sq ft)

USE

Use Class E Commercial (formerly B1 Offices).

EPC

D88

VAT

All figures quoted are exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs.

CONTACT

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