

CONTEMPORARY WORK SPACES TO RENT

Armada House, Telephone Avenue, Bristol, BS1 4BQ



- Flexible work spaces designed to drive productivity whether you are an established enterprise, a growing start up, or a freelancer
- Room 1—suitable for up to 24 work stations
- Room 2—suitable for up to 15 work stations
- Inclusive rent
- Refurbished to an extremely high standard



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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 **BURSTON
COOK**
0117 934 9977

LOCATION

Armada House is situated in the heart of the city centre, conveniently located near the bustling harbourside area. Situated on Telephone Avenue, this historic building offers a vibrant setting and its central location provided easy access to the local road networks and within a short walking distance of Bristol Temple Meads Railway Station. There is a host of local amenities and facilities within a stones throw to include Pret, The Bristol Hippodrome, Brewdog, Six O'Clock Gin's new floating bar, the vibrant King Street and St Nics Market to name but a few!

DESCRIPTION

Built on Telephone Avenue in 1903, Armada House was designed by renowned local architect Henry Williams and was the head office of the Bristol Water company and then later became the Bristol Telephone Exchange and became well known when the Queen placed the first non-operator call to Edinburgh! The building is rich in history and has recently been repurposed to provide a versatile venue and landmark building in the heart of the city.

As well as offering corporate events, private parties, weddings and other events etc, there are also high quality offices available to rent, which offer first class customised workspace solutions.

ACCOMMODATION

Room 210—Providing up to 24 workstations and also benefitting from two adjoining semi private glass partitioned offices.

Room 214—Available for up to 15 work stations.

EPC

TBC .

VAT

VAT is payable on all prices.

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

TERMS

The spaces are available for a minimum term of 6 months plus, on an inclusive rent of £300 per work station per calendar month.

The rental includes the following:-

- Rent
- Utilities
- Data ports
- Service Charge
- Additional breakout private spaces
- Potential for discounts on private room hire within the building
- Business Rates
- Furniture
- Internet / Wi-Fi sockets
- Full use of kitchenette facilities of complimentary tea / coffee
- Manned reception / client manager on hand to assist
- Complimentary membership to the Armada Club including access to the rooftop bar (NB: the rooftop bar will not always be staffed during the day but can be used for team meetings etc)

N.B. Access to the offices is from 8am—6pm, Monday—Friday.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Finola Ingham FRICS

Tel: 0117 934 9977

Email: Finola@burstoncook.co.uk

SUBJECT TO CONTRACT

April 2024

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

