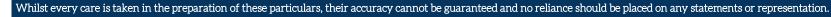
CONTEMPORARY OFFICES IN THE HEART OF THE CITY ~ TO RENT





- Contemporary office accommodation refurbished to an exceptionally high standard
- Modern workspace behind an elegant period façade the best of both worlds!
- Flexible suite sizes available, ranging from approx 685 sq ft 3,877 sq ft 7,571 sq ft
- High-quality amenities including passenger lift, bike storage, and kitchenette facilities
- Prominent Bristol City Centre location, close to transport links, cafés, gyms and amenities
- Light filled interiors with stylish finishes offering an excellent working environment





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.

The offices are located on the first and second floors of the building, accessed via a grand staircase, as well as a passenger lift, and have been refurbished to an extremely high quality and specification. There are shared WC facilities and fitted kitchen areas, together with bike storage.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the following office accommodation is available:

First Floor	Sq Ft	Sq M	The first floor offices are available to lease together, or separately.
Office 1	845	78.5	The entire of the first floor could also be made
Office 2 & 3	878	81.5	available which comprises approx. 3,877 sq ft (360 sq m).
Second Floor	Sq Ft	Sq M	The second floor offices are available to lease together, or separately.
Room 2.1, 2.2, 2.3	2,071	192.4	together, or separatery.
Room 2.4	685	63.6	The entire of the first floor could also be made available which comprises approx. 3,694 sq ft (343 sq m).

TERMS

The offices are available by way of new full repairing and insuring lease(s) for a term of years to be agreed. A small service charge is also payable towards the cost of any shared / communal items.

RENT

On application.

BUSINESS RATES

To be assessed.

EPC

Rating D (88).

VAT

The property is elected for VAT and therefore VAT is payable on all prices.

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 October 2025





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.

