

CONTEMPORARY OFFICES IN THE HEART OF THE CITY ~ TO RENT

Armada House, Telephone Avenue, Bristol, BS1 4BQ



- 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



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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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 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:

The first floor offices are available to lease together, or separately.

First Floor	Sq Ft	Sq M	The first floor offices are available to lease together, or separately.
Office 1	845	78.5	
Office 2 & 3	878	81.5	
Office 4	143	13.3	
The entire of the first floor could also be made 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	
Room 2.4	685	63.6	The entire of the second floor could also be made available which comprises approx. 3,694 sq ft (343 sq m).
Room 2.5	235	21.8	
Room 2.6	260	24.2	

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

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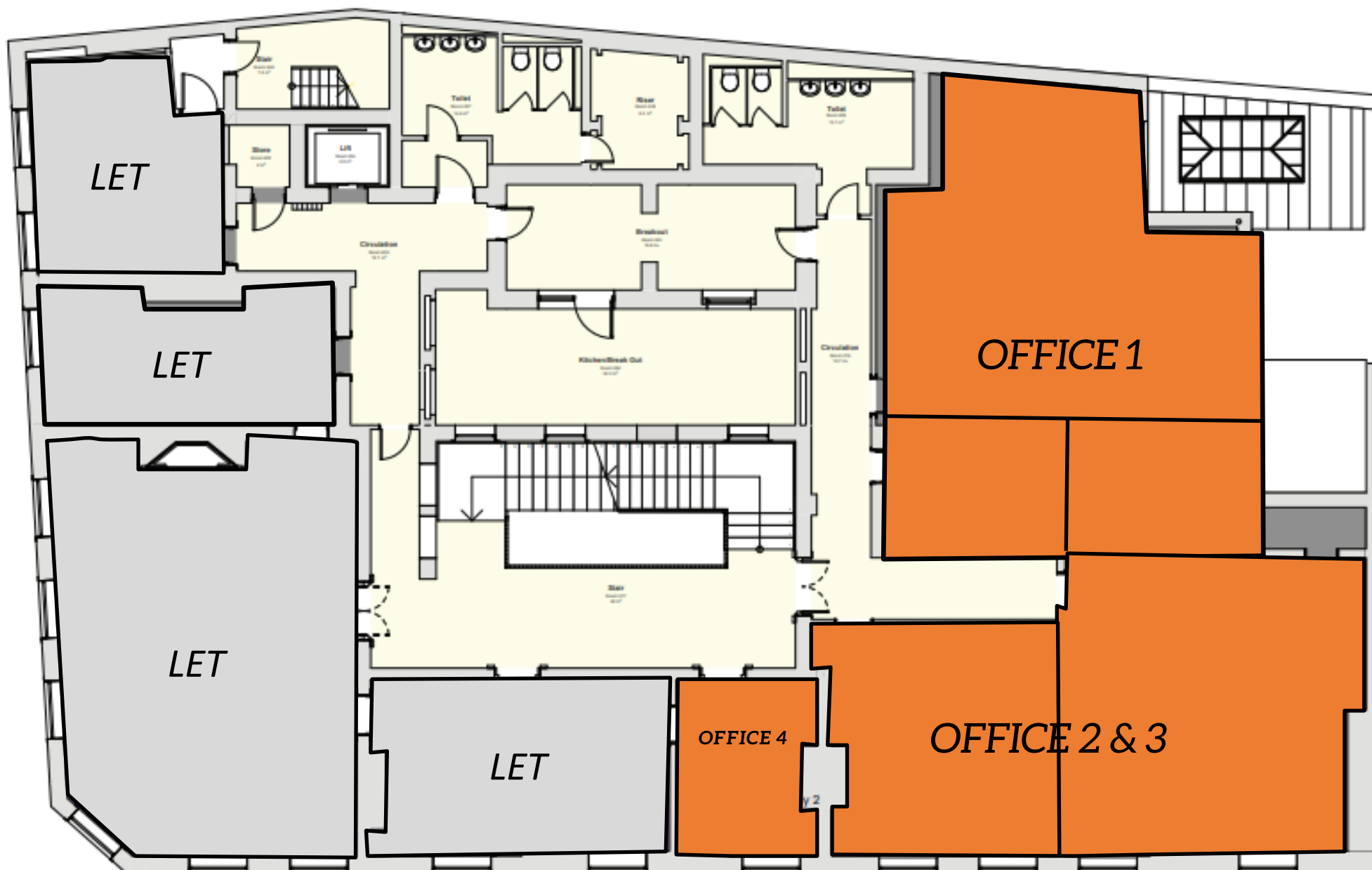
SUBJECT TO CONTRACT

October 2025



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First Floor—indicative plans, not to scale



Second Floor—indicative plans, not to scale

