

## **Full steam ahead for revival of historic railway building**

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AN HISTORIC building next to Temple Meads station is being refurbished and will be given a new lease of life as a top-of-the-range office block.

Property company TCN has recently taken ownership of the former headquarters of the Bristol and Exeter Rail Company.

Following the deal phase one of the refurbishment of the Jacobean building which has been left empty for several years has been completed. The landmark Jacobean building includes 15,000 square feet of office accommodation, and two tenants have already been lined up.

Even though the building has not been occupied for several years, TCN is bringing it to life as a highly serviced boutique office environment, with a distinctive character, spacious inspiring setting and relaxed work environment.

The building is being aimed at start-up firms and young energetic and entrepreneurial companies. The company will target small to medium-size businesses looking for office space with a high level of service in a unique city centre setting.

The building will offer flexible leases from 200-3,000 square feet. The latest works include a co-working floor which will offer desks on a monthly basis to start up companies, acting as an incubator for the building.

The developers said 4,000sq ft of space has been pre-let already to two companies.

Film company Amonite has taken 1,500 square feet on a five year lease at £20,000 per annum, while Cross Country Trains are moving their Bristol offices into the building committing to a ten-year lease on 2,500sq ft at £43,000 a year.

The project is the beginning of the regeneration of the wider site which TCN acquired from Ballymore in last year.

TCN's Richard Pearce said: "The vibrancy and brand profile that B&E House creates will begin to attract a wider audience of office and leisure tenants to the site, facilitating our vision for the whole site."