



Serviced Offices To Let

**DeskLodge House,
2 Redcliffe Way,
Bristol,
BS1 6NL**



Fully Inclusive Serviced Office Suites —
available now

08449 02 03 04

avisonyoung.co.uk

**AVISON
YOUNG**

Location

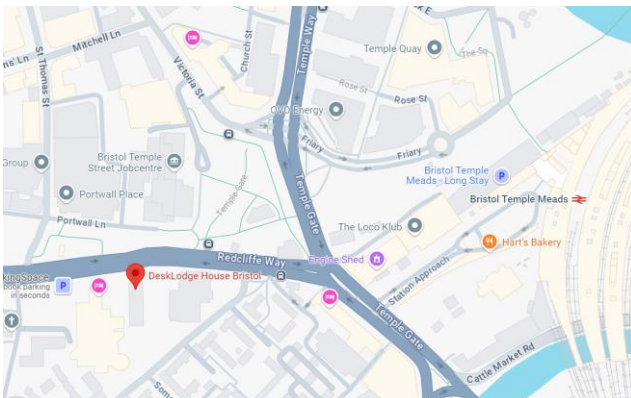
DeskLodge House is located in Redcliffe and is only a short walk away from Temple Meads Train Station. DeskLodge House features six floors, offering a range of private meeting rooms, collaborative zones, and office spaces of various sizes.

Description

Welcome to DeskLodge House, six floors of workspace brilliance, just 5 minutes from Bristol Temple Meads. Designed for people who do more than tick boxes, this is where work feels energised, inspired, and anything but ordinary.

Choose from hot desks, dedicated desks or private offices, all with lightning-fast Wi-Fi, breakout zones, phone booths, and meeting rooms. Fuel up with unlimited tea and bean-to-cup coffee, plus fruit on Wednesdays (you'll thank us later). Bike storage, showers, and a friendly, driven community come as standard.

Need a creative reset? Step outside into Redcliffe's buzzing café scene, or wander to Wapping Wharf and Finzel's Reach for your pick of top-notch lunch spots. Whether you're flying solo, scaling a team, or somewhere in between, DeskLodge House is your place to get things done and feel great doing it. *Let's Work Wonderful.*



Amenties:

- Staffed main reception
- High speed internet available
- Teapoint & breakout zones
- Full kitted out offices
- Air-conditioning
- Furniture available
- Access 7 days a week
- Onsite bike storage, showers and changing/dry room facilities

Terms

The serviced offices are available immediately on simple inclusive and flexible contracts, further details available on request.

Business Rates

Details Available on request.

EPC

Details available on request.

VAT

VAT is payable on the rent and service charge.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

DeskLodge House, 2 Redcliffe Way, Bristol, BS1 6NL



Subject to Contract
February 2026

Availability

Sq ft (sq m)	Number of work stations/people	Costs
947	32 people	£12,640 + VAT pcm
936	32 people	£12,640 + VAT pcm
592	18 people	£7,110 + VAT pcm
549	18 people	£7,110 + VAT pcm
441	13 people	£5,135 + VAT pcm
323	12 people	£4,740 + VAT pcm
161	6 people	£2,370 + VAT pcm
118	4 people	£1,580 + VAT pcm
118	4 people	£1,580 + VAT pcm
83	2 people	£700 + VAT pcm



**If you would like to know
more please get in touch.**

Paul Williams

Director

+44 (0)117 988 5301

+44 (0)7775 805 164

paul.williams@avisonyoung.com

Erin Davies

Graduate

+44 (0)117 988 5232

+44 (0)7818 017 075

erin.davies@avisonyoung.com

08449 02 03 04

avisonyoung.com

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- 4) All prices quoted are exclusive of VAT.
- 5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

2nd February 2026

Visit us online
avisonyoung.com

All rights reserved.

**AVISON
YOUNG**