



33,000 sq ft office building with potential for conversion into a 120 bed student development. Planning granted.

## Description

**Description:** Student Accommodation Development Opportunity.

The property was previously occupied as a Head Quarterâ€™s office building, but we have applied for planning permission to develop the building into a 120 bed (5x 9 bed cluster flats & 70 studios) post-graduate student accommodation scheme.

The scheme also benefits from two ground floor retail units.

**Size:** The scheme is arranged over seven floors, excluding a basement level, with the following approximate areas in square feet:

**6th Floor:** 2,770

**5th Floor:** 5,117

**4th Floor:** 5,092

**3rd Floor:** 5,265

**2nd Floor:** 5,436

**1st Floor:** 5,326

**Ground Floor Retail:** 3,316

**Basement:** 1,556

**Total: 33,878**

**Location:** Colston Avenue is a highly visible and prominent location within Bristol City centre, fronting the inner ring road.

Broadmead shopping centre and the new Cabot Circus development are within 5 minutes walk and a wide range of cafes, bars and restaurants are situated close by in Corn Street and on the waterfront.

Bristol has two universities; University of Bristol and University of West England and the University of Bristol campus is within 160 meters of the scheme. There are a reported 27,911 full time students currently unable to access accommodation in Bristol.