

To Let

Loft Style Office on Queen Square



Part 3rd Floor

King William House, 13 Queen Square, Bristol, BS1 4NT

- Loft style office
- Dedicated showers and lockers
- Refurbished
- EPC C

567 – 8,039 Sq Ft (53 - 747 Sq M)

Rent on application

Contact Us

Viewing is strictly by appointment through Colliers.

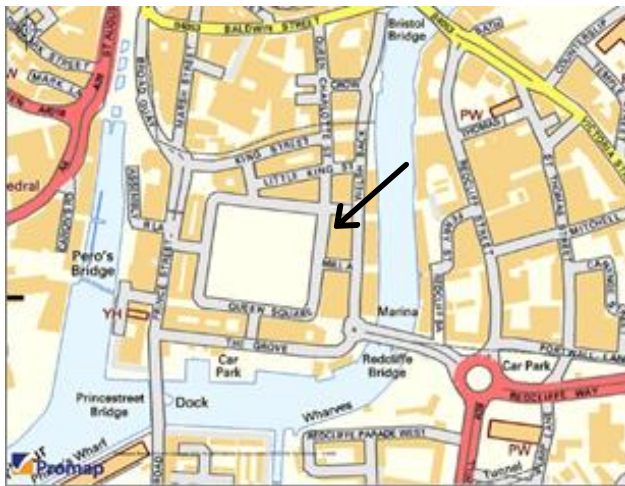
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King William House

Location

The property is located on the Eastern side of Queen Square, one of the largest Georgian squares outside of London and a landmark location in the heart of Bristol. King William House is just a short walk from the main amenities of the city centre and the bars and restaurants of the Waterfront.



Description

King William House is a unique period property providing modern office space in one of Bristol's most sought-after locations.

The available second and part third floor space benefits from the following specification:

- Open plan
- Intercom entry system
- Basement and external bicycle parking
- 2 x lifts
- Shower facilities and lockers

Rent

£23.50 psf pax

Terms

The office suites are available on a new full repairing and insuring lease for a term to be agreed.

Legal Costs

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

Business Rates

We have calculated the business rates payable to be c.£7.00 per sq ft per annum but please make your own enquiries to Bristol City Council.

Service Charge

The tenant will be responsible for paying a fair proportion of the building and estate charge.

VAT

All figures quoted are exclusive of VAT where applicable.

EPC

C

Floor Areas

3rd Floor B – 2,487 sq ft (231 sq m)

2nd Floor A – 2,416 sq ft (225 sq m)

2nd Floor B – 2,569 sq ft (239 sq m)

2nd Floor C – 567 sq ft (53 sq m)



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