25 KING STREET

Prime Grade A Offices To Let

2,258 – 5,776 sq ft remaining

The Building Description

25 King Street occupies a prominent position overlooking Thunderbolt Square on the edge of the historic Queen Square at the junction of King Street and Prince Street.

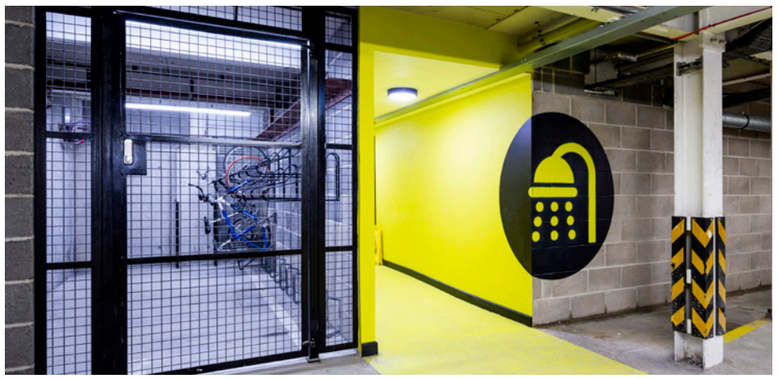
Queen Square is the largest Georgian square outside London providing the city centre with its finest civic open space and the location for a range of cultural events.

The Square is also one of the city's prime office locations and is home to a range of local and international companies. Queen Square is surrounded by a range of attractions that include The Old Vic Theatre, Welshback Gym and St Nicholas Market. The area is also home to a range of bars, restaurants and cafés located around Queen Square and on the newly pedestrianized King Street, now one of the city's most popular destinations.

The building also benefits from easy access to the main shopping areas of Broadmead and Cabot Circus shopping centre whilst Temple Meads mainline railway station is within 15 minutes-walk.

Amenities

- Refurbished ground floor reception
- 2 x 8 person lifts to all floors
- Secure basement car parking spaces
- Secure cycle storage
- New lockers and Podab drying cabinet facilities
- Male & female WC on each floor
- Newly refurbished shower facilities



Specification

- 4 pipe fan coil air conditioning
- Recessed LED lighting
- DDA Compliant
- Full access raised floors & new carpet
- Double glazed windows
- Suspended ceiling metal ceiling tiles

Connectivity

25 King Street is a certified Preconnect Building.

We've partnered with connectivity experts, Telcom to pre-install 10,000Mbps fibre throughout the building, providing dedicated fibre internet on-tap.

Tenant benefits:

- Ultrafast internet connections speeds
- Dedicated concierge service
- Guaranteed day 1 connectivity
- SLA backed uptime guarantee
- 24/7/365 UK customer support

For more information please visit:
https://connect.telcom.uk/25-king-street-bristol

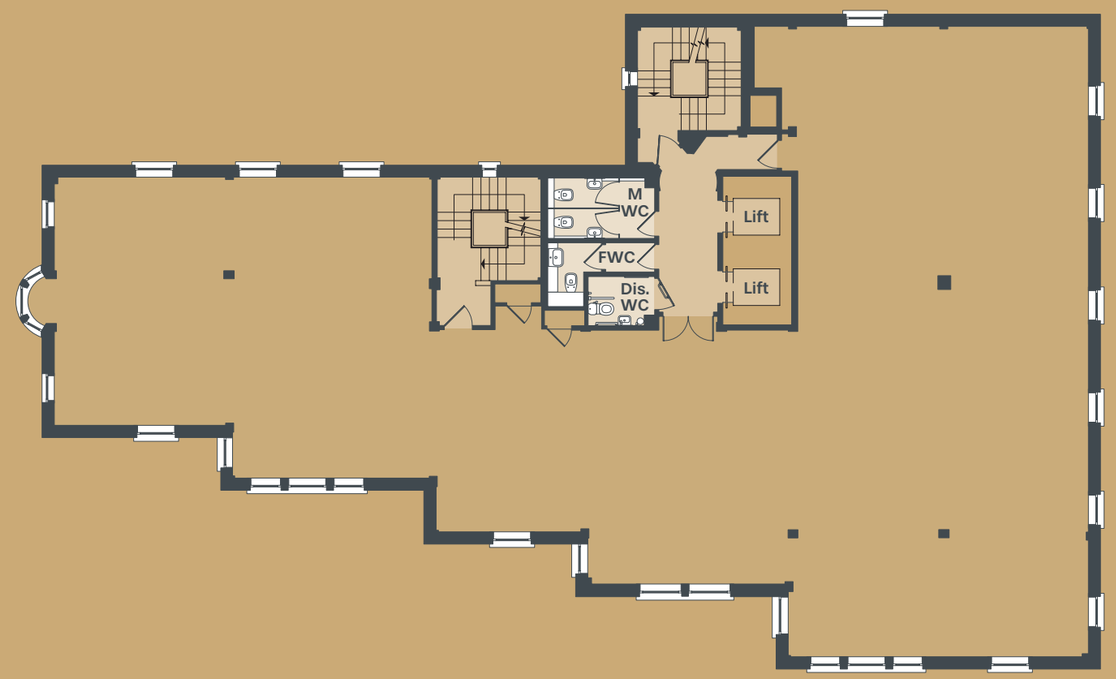
Accommodation Floor plans

The premises benefit from the following floor area:

	Sq Ft	Sq M	Car Parking
Second Floor	3,518	326.8	1 space
Fifth Floor	2,258	209.8	1 space

All figures are measured on a NIA basis.

Second floor



Gallery

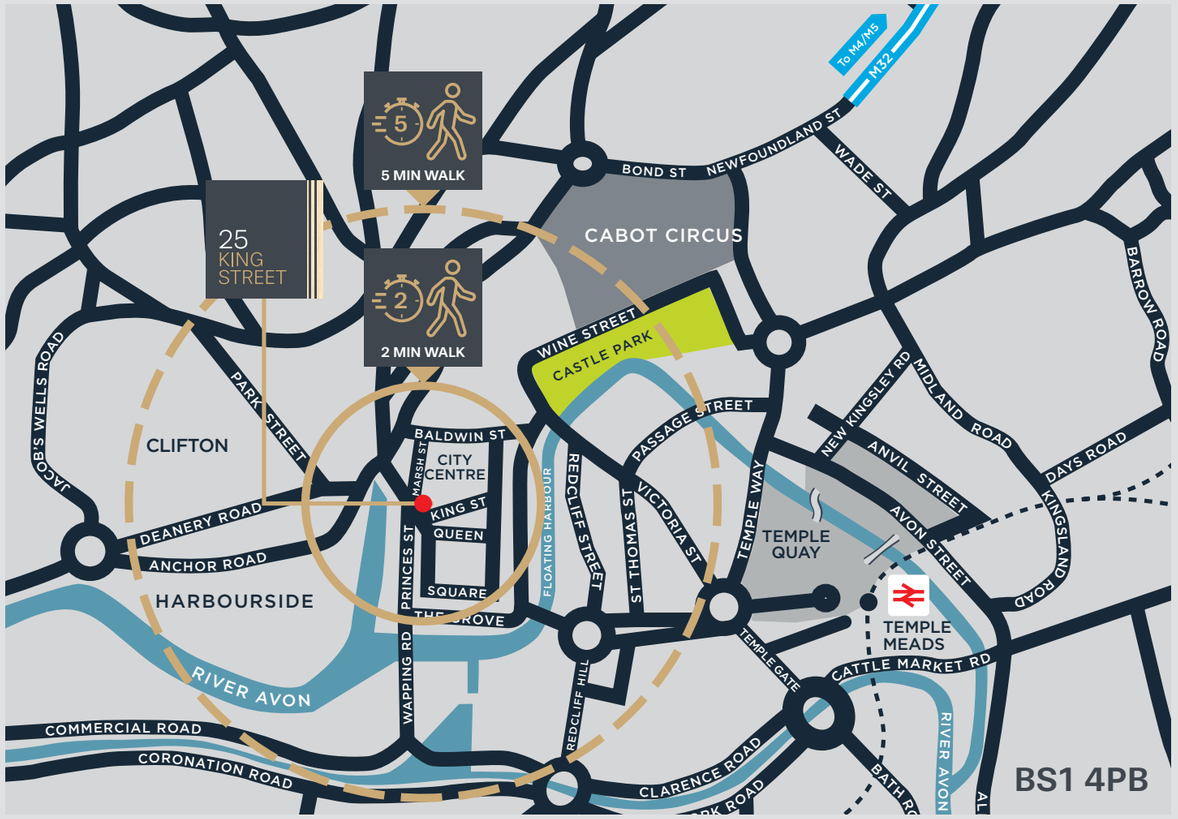
Location

The property is well located in the heart of Bristol City Centre, a thriving business location, within a 15 minute walk of Temple Meads Railway Station. Temple Meads provides a regular train service to London Paddington, Cardiff, Birmingham, and the South West. The property also benefits from good road communications, located in the city centre which provides access to the M32.

BRISTOL AERIAL MAP KEY

1. **25 King Street**
2. Queen Square
3. King Street
4. Wapping Wharf
5. MShed
6. Bristol Harbourside
7. Bristol Temple Meads Station
8. Finzels Reach

Communication



Walk times	
2 minute walk time	Solid circle
5 minute walk time	Dashed circle

* Source Google

Ferry times – From City Centre	
Wapping Wharf	7 mins
SS Great Britain	10 mins
Hotwells	16 mins
Temple Meads	20 mins

* Source Bristol Ferry Boat

Train times	
Bath Spa	11 mins
Swindon	38 mins
Cardiff Central	45 mins
Exeter	59 mins
Reading	1hr 9 mins
Birmingham New Street	1hr 21 mins
London Paddington	1hr 37 mins

* Source Trainline

Drive times		
M32 Motorway	1.6 miles	8 mins
M4 Motorway	6.2 miles	20 mins
Bristol Airport	8.8 miles	19 mins
Bath	13 miles	35 mins
Cheltenham	42.6 miles	48 mins
Cardiff	44 miles	54 mins
Reading	77 miles	1hr 25 mins
Exeter	80 miles	1hr 36 mins

* Source Google

RENT
Upon application.

LEASE
Available on an effective full repairing and insuring lease or leases for a term of years to be agreed.

VAT
All figures quoted are exclusive of VAT.

EPC
C62

LEGAL COSTS
Each party to be responsible for their own legal costs incurred in any transaction.

VIEWING
For further information or to arrange an inspection, please contact the joint agents:

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IMPORTANT NOTICE:
These particulars are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute any part of an offer or contract and all plans, floor areas and diagrams should be treated strictly for guidance only and are not to scale.

Designed by Moose Studios Ltd – 0117 950 8445. February 2025