

TO LET | GRADE A OFFICE

PRESTIGIOUS QUEEN SQUARE LOCATION

14–16 Queen Square
Bristol, BS1 4NT

AVAILABLE	Specification	EPC
1,785 – 6,015 sq ft	Cat A or Fitted	A

SUMMARY

14–16 Queen Square has been recently refurbished to provide Grade A office space on the sought after Queen Square.





- Available as a whole or on a floor-by-floor basis
- 1,785 to 6,015 sq ft
- Prestigious Queen Square location
- Generous parking ratio of 1:1,500 sq ft
- Exceptional access to amenities
- Available on a Cat A or fully fitted basis
- New shower and changing facilities
- EPC A

DESCRIPTION

A Queen Square address. Grade A workspace.

14–16 Queen Square has recently undergone extensive refurbishment to provide high quality office space, new WC facilities and upgrades to communal areas (including new lighting, flooring and ceilings). The suites are available as a whole or on a floor-by-floor basis.

The office space benefits from a new metal suspended ceiling with LED lighting, new flooring, and a new VRV air conditioning system.

The building benefits from allocated car parking at a ratio of 1 space per 1,500 sq ft, with a further 7 spaces available on the square by way of a separate licence. There is also new, extended cycle storage for 62 bicycles. The shower and changing facilities have also been upgraded to include 4 new standard showers and 1 accessible shower.

Available on a Cat A basis or fully fitted, to provide a fast and easy move in.











14–16 QUEEN SQUARE BRISTOL

SPECIFICATION

Specification at a glance

1,785 - 6,015 sq ft
TOTAL AVAILABLE NIA

Cat A / Fitted
FIT OUT OPTIONS

EPC A
ENERGY PERFORMANCE

1:1,500 sq ft
ON-SITE CAR PARKING

VRV air-con
NEW CLIMATE SYSTEM

LED
LIGHTING

5 Showers
4 STANDARD + 1 ACCESSIBLE

62 Bicycle
STORAGE SPACES

LOCATION

14–16 Queen Square benefits from an unrivalled location, a stone's throw from Bristol City Centre, within a thriving office location.

Occupying a prominent corner position, the building is set within the popular, leafy Queen Square. The location provides easy access to a range of amenities with King Street, Harbourside, Finzels Reach and St Nicholas Market all a short walk from the property.

Queen Square provides a relaxing green park area for lunch time breaks and often hosts popular summer events.







Temple Meads train station is within a 10 minute walk and a MetroBus stop is positioned just off Queen Square, providing a fast link to the Park & Ride Services, Bristol Airport and beyond.

ROAD	RAIL
MetroBus stop 0.2 miles / 4 min walk	**Cardiff** 52 mins
Bristol Temple Meads 0.6 miles / 10 min walk / 5 min cycle	**Reading** 1 hr 5 mins
Bristol Airport 8 miles / 20 min drive	**Birmingham New Street** 1 hr 23 mins
London 120 miles	**London Paddington** 1 hr 39 mins



LOCAL AREA

Easy access to a range of amenities — King Street, Harbourside, Finzels Reach and St Nicholas Market all a short walk from the property.

FOOD & DRINK

1 King Street
2 Welsh Back
3 Finzels Reach
4 St Nicholas Market
5 Wapping Wharf

RETAIL

14 Cabot Circus
15 Broadmead
16 Park Street

FITNESS & WELLBEING

6 The Gym Group
7 PureGym
8 Riverside Running Routes
9 Workout Harbourside

OTHER

17 M Shed
18 Bristol Aquarium
19 Arnolfini
20 Bristol Old Vic
21 We The Curious
22 The Fleece
23 Bristol Beacon

GREEN SPACE

10 Queen Square
11 Castle Park
12 Brandon Hill
13 Victoria Park

ACCOMMODATION

Floor plans and areas

The accommodation comprises the following areas:

FLOOR	SQ FT	SQ M
First Floor – Part	1,785	165.83
Second Floor – Full	4,230	392.98
Total available	**6,015**	**558.81**

Parking allocated on a ratio of **1 space per 1,500 sq ft**, with a further **7 spaces available on the square** by way of a separate licence.

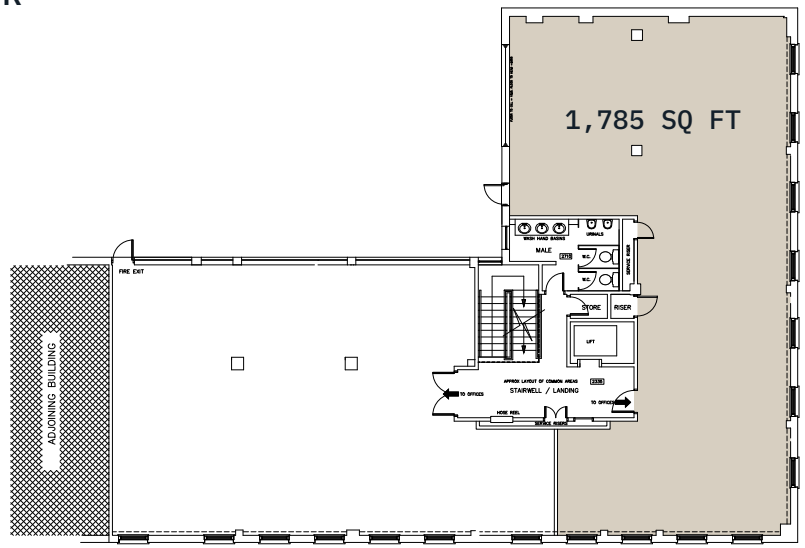
SERVICE CHARGE

Available on application.

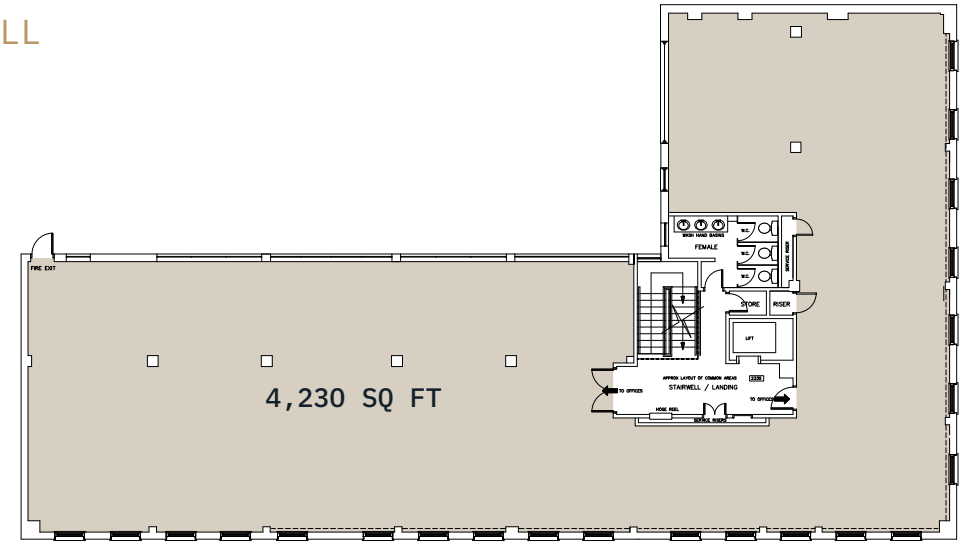
RENT

Available on application.

FIRST FLOOR
PART



SECOND FLOOR
FULL





CONTACT

To arrange a viewing, please get in touch.

JLL

Harry Power

07933 514114
harry.power@jll.com

Hannah Waterhouse

07855 414570
hannah.waterhouse@jll.com

Property reference
#217644

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. For properties in Scotland: e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and Proceeds of Crime Act 2002 Jones Lang LaSalle may be required to establish the identity and source of funds of all parties to property transactions. © 2023 Jones Lang LaSalle IP, Inc. Jones Lang LaSalle Limited, Registered in England and Wales Number 1188567 Registered office: 30 Warwick Street London W1B 5NH. August 2026

Property brochure design – spraguegibbons.co.uk