

January 2026



FOR LEASE/FOR SALE

**Building H1**

# Harlequin Office Park

**Emersons Green | Bristol**

BS16 7FH

8,649 – 27,259 sq ft

(803.51 – 2,532.42 sq m)

[jll.co.uk](http://jll.co.uk)





A modern office building across three floors with dedicated reception area. Available on a floor-by-floor basis or as a whole to let with the opportunity to benefit from existing fitout. We are also offering the sale of the freehold.



Well located, within an established office park



Close to A4174 Ring Road & M4, providing access to Bristol & Bath



A range of nearby local amenities



Suspended ceilings with LED lighting



Raised floors



Air conditioning



1:223 sq ft parking ratio



BREEAM 'Very Good'



Fully fitted with reception, meeting rooms, canteen and modern, open plan office accommodation



Parkway Train Station – 15-minute drive

## Accommodation

The accommodation comprises the following approximate Net Internal Areas:

Area	sq ft	sq m	Availability
Reception	451	41.90	Available
GF	8,649	803.51	Available
1F	9,073	842.90	Available
2F	9,086	844.11	Available
<b>Total</b>	<b>27,259</b>	<b>2,532.42</b>	

## Description

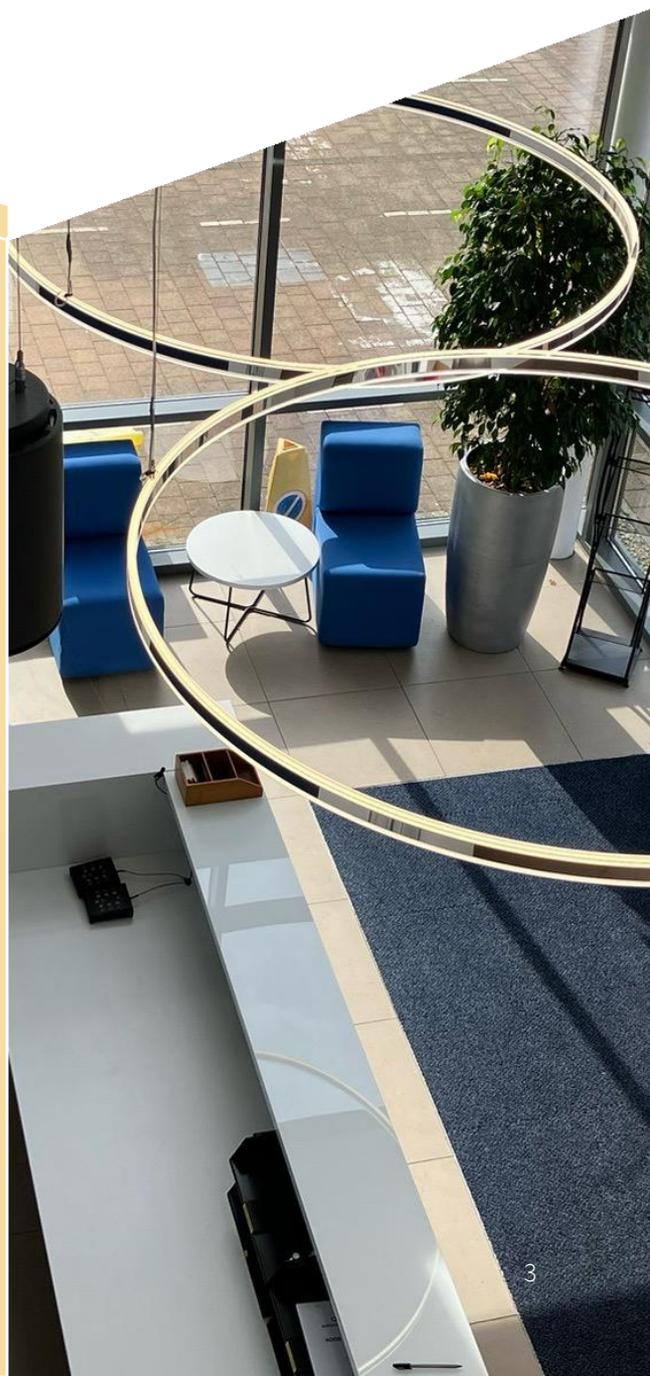
Available to lease as a whole or on a floor-by-floor basis and is currently available fully fitted (as seen) or can be stripped out to a Cat A basis if preferred.

Also available to buy with vacant possession as a whole – full freehold.

Currently, floors are configured to offer a mix of open plan office space, individual meeting rooms, break out areas, a canteen and a reception.

The building itself offers logical floorplates, two lifts and toilets and shower facilities on each floor, plus lockers and covered bicycle parking.

The office benefits from a total of 122 parking spaces, reflecting a strong parking ratio of 1:223 sq ft.



## Location

H1 Harlequin provides easy access to road connections. Folly Brook Road provides direct access onto the A4174 Ring Road and J1 of the M32 provides access to Bristol City Centre and the M4.

The property is located next to a range of amenities including a hotel, day nursery and drive-thru units. The nearby Bristol & Bath Science Park provides conference facilities, meeting rooms and a café.

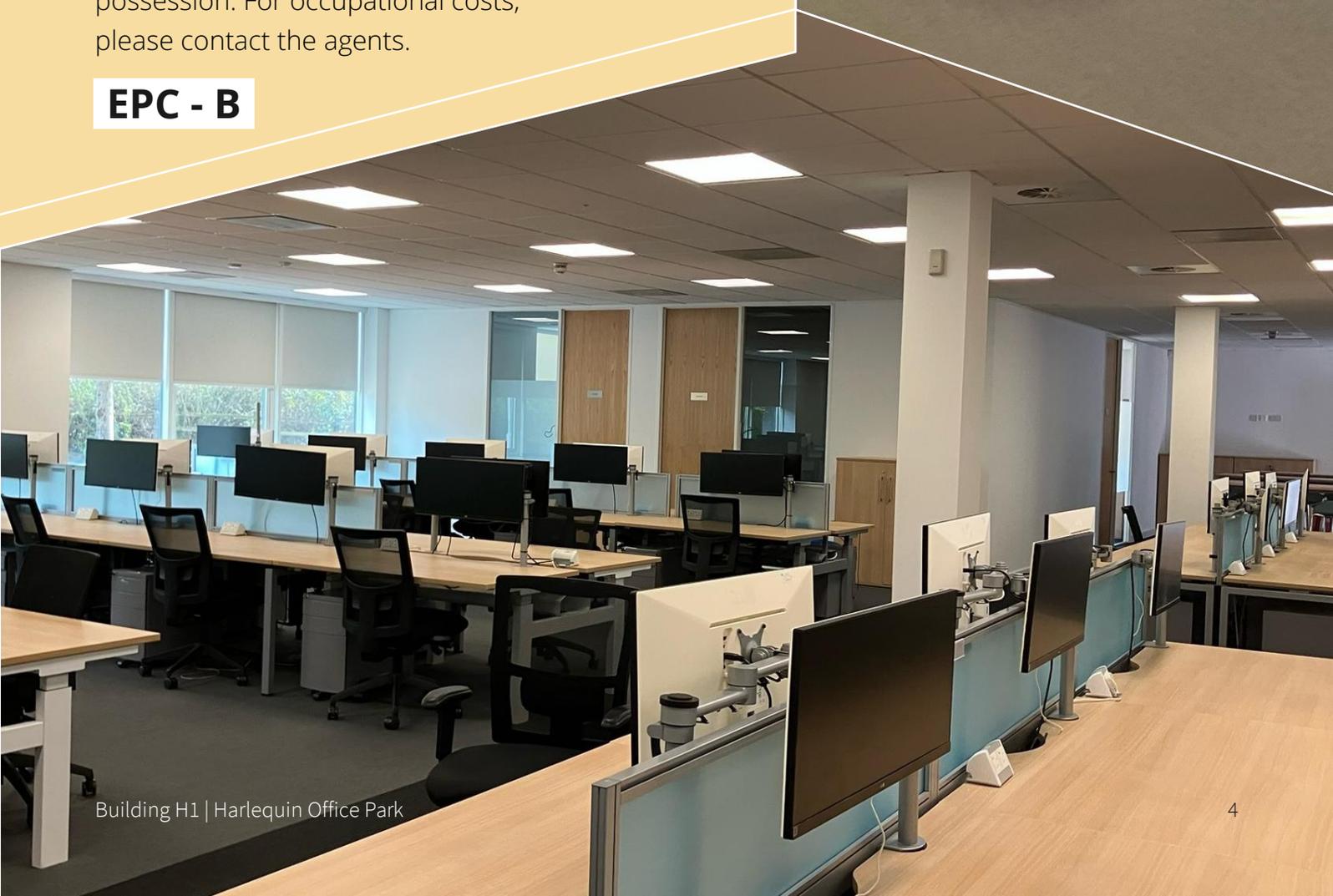
## what3words

abundance.plotting.twist

## Terms

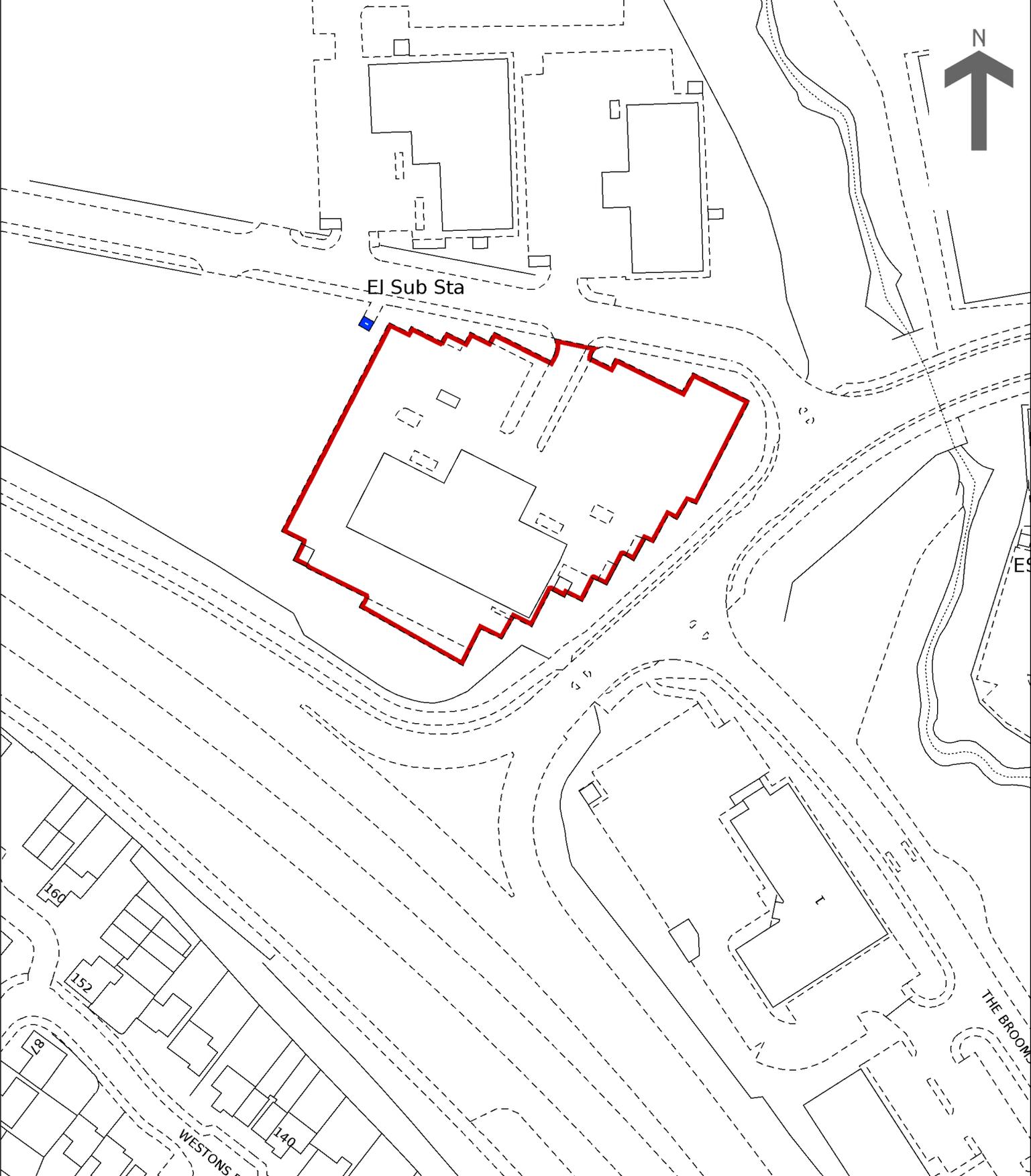
New lease direct from the landlord, on terms to be agreed. To buy with vacant possession. For occupational costs, please contact the agents.

## EPC - B



# Title Plan

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