



# To Let

**14-16 Queen Square is about to be refurbished to provide Grade A office space within the sought after Queen Square**

- The building is undergoing refurbishment to provide high quality accommodation and amenity
- Available from December 2024
- Available as a whole or on a floor-by-floor basis
- Generous parking ratio of 1:1,500 sq ft
- Available on a Cat A or fully fitted basis
- Sought after location with great access to amenities
- New shower and changing facilities

## 14-16 Queen Square

Bristol, BS1 4NT

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**1,040 to 7,055 sq ft**

96.62 to 655.43 sq m

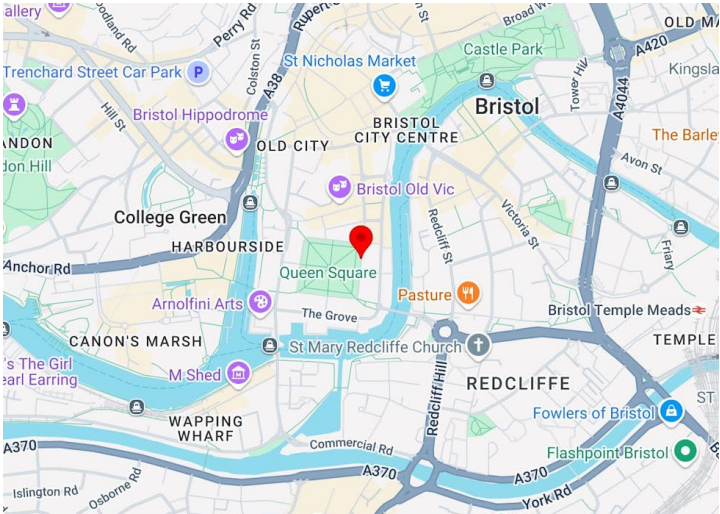
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**Reference: #217644**



# 14-16 Queen Square

Bristol, BS1 4NT



## Summary

Available Size	1,040 to 7,055 sq ft / 96.62 to 655.43 sq m
Rent	Rent on application
Service Charge	Service charge available upon application
EPC	D (84)

## Description

14-16 Queen Square is currently undergoing refurbishment to provide new WC facilities and upgrades to communal areas (including new lighting, flooring and ceilings). The suites are to be available as a whole or on a floor-by-floor basis.

Available as seen or fully refurbished, with a schedule of works due to be undertaken upon reversion including a new metal suspended ceiling with LED lighting, new flooring and a VRV air conditioning system.

The building has an excellent car parking provision and new, extended cycle storage. The shower and changing facilities are currently being upgraded.

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

## Location

Occupying a corner position, 14-16 Queen Square is conveniently located a stone's throw from Bristol City Centre within a thriving office location. 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.

A MetroBus stop is positioned just off Queen Square, providing a fast link to the the Park & Ride Services, Bristol Airport and beyond.

Notable nearby occupiers include Handelsbanken, KPMG, Kingston Barnes, LGT Vestra and Tuffin Ferraby Taylor. A number of waterfront cafes, pubs and a gym can be found on Welsh Back, to the eastern edge of Queen Square.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Part GF	1,040	96.62	Coming Soon
1st - Part 1F	1,785	165.83	Coming Soon
2nd - 2F	4,230	392.98	Coming Soon
<b>Total</b>	<b>7,055</b>	<b>655.43</b>	

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