

August 2025



FOR LEASE/MAY SELL

Building H1

Harlequin Office Park

Emersons Green | Bristol

BS16 7FN

8,649 – 27,259 sq ft

(803.51 – 2,532.42 sq m)

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A modern office building across three floors with dedicated reception area. Available on a floor-by-floor basis or as a whole. Opportunity to benefit from existing fitout.



Well located, within an established office park



Close to A4174 Ring Road & M4



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

Accommodation

The accommodation comprises the following approximate Net Internal Areas:

Area	sq ft	sq m	Availability
Reception	451	41.90	Coming Soon
GF	8,649	803.51	Coming Soon
1F	9,073	842.90	Coming Soon
2F	9,086	844.11	Coming Soon
Total	27,259	2,532.42	

Description

Available 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. The space will be available from October 2025 and a new lease is to be granted for a term to be agreed.

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 the City Centre and 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.

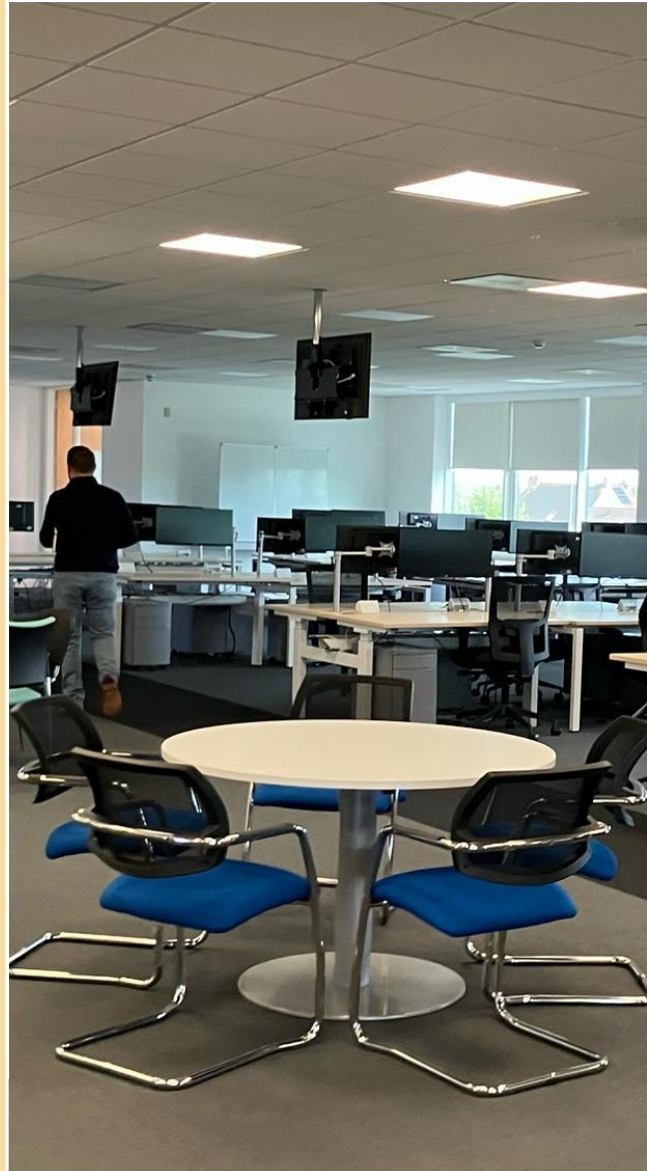
what3words

abundance.plotting.twist

Terms

New lease direct from the landlord, on terms to be agreed. For occupational costs, please contact the agents.

EPC - B



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