



**Connected. Flexible.
Ready for Business.
8,649 – 27,259 sq ft
To Let / For Sale**



Harlequin Office Park

Emersons Green | Bristol | BS16 7FH

Ready for Your Next Move

This modern, three-storey office building offers a professional, dedicated reception area and flexible accommodation available floor-by-floor or as a whole.

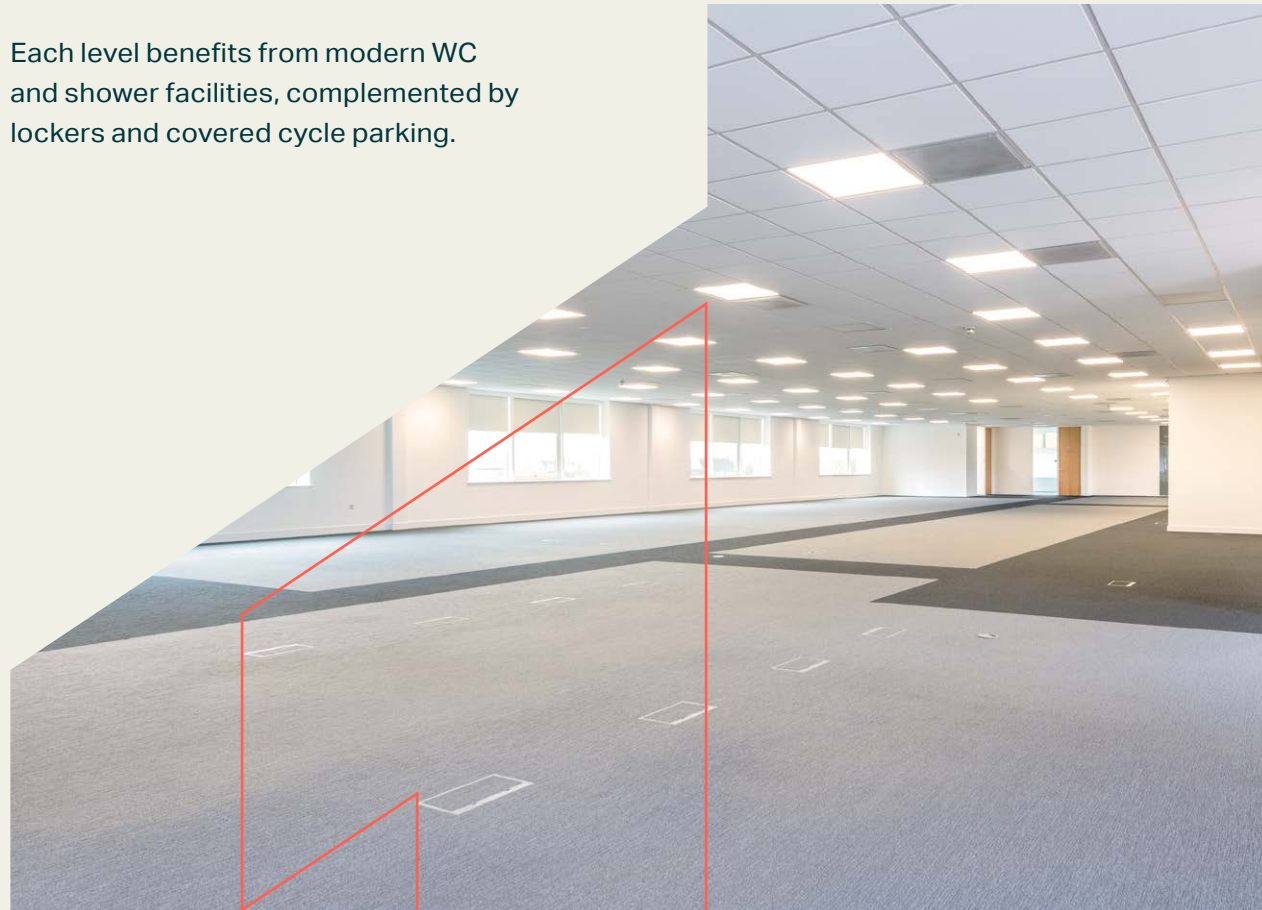
Occupiers can take advantage of the existing high quality fit-out, providing a cost-effective and efficient move. In addition, the freehold is available to purchase, presenting a rare opportunity for owner-occupiers or investors alike.



Space That Works Smarter

The space is arranged to provide a blend of open plan working, meeting rooms, breakout areas, a canteen, and an impressive reception, all set across efficient floorplates served by two passenger lifts.

Each level benefits from modern WC and shower facilities, complemented by lockers and covered cycle parking.



Fully fitted, open plan offices



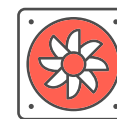
Impressive double height reception



Meeting rooms and canteen



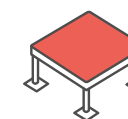
1:223 sq ft parking ratio



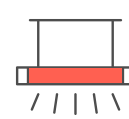
Air conditioning



BREEAM 'Very Good'



Raised floors



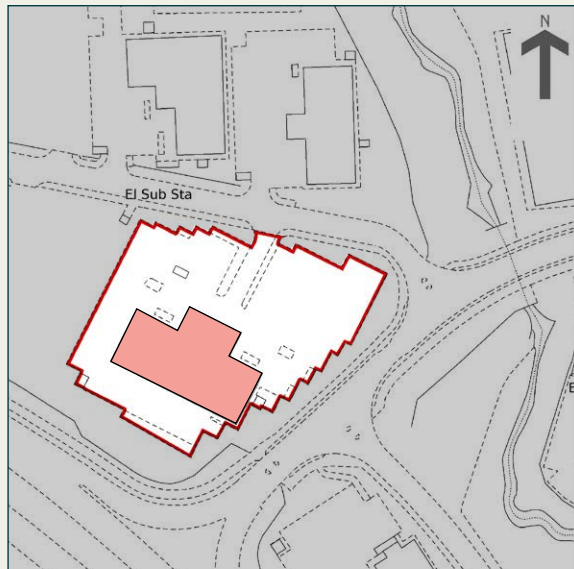
Suspended ceilings with LED lighting

Flexible by Design

The accommodation can be taken in its entirety or on a floor-by-floor basis, with the flexibility to occupy the existing fitted space or opt for a Cat A specification to suit your requirements.

The freehold is also available to purchase, offering an opportunity to acquire the entire building with vacant possession.

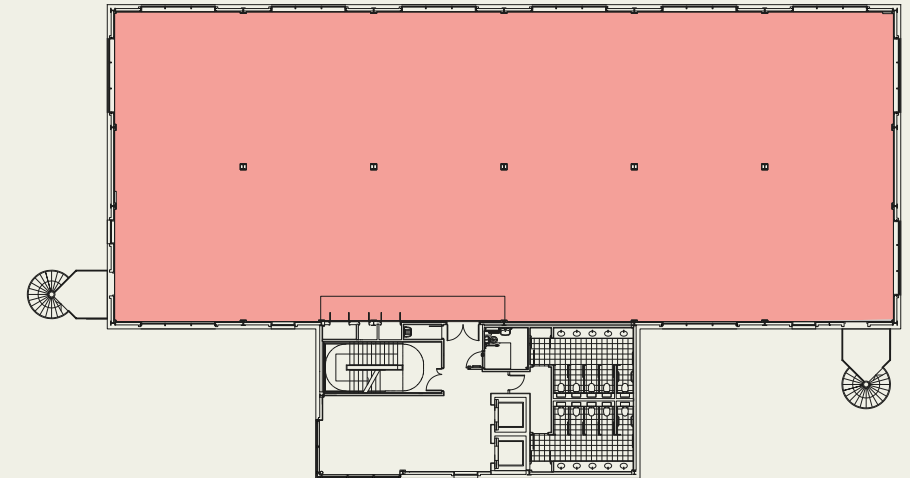
A generous provision of 122 on-site parking spaces delivers an excellent ratio of 1:223 sq ft, further enhancing the building's strong occupational appeal.



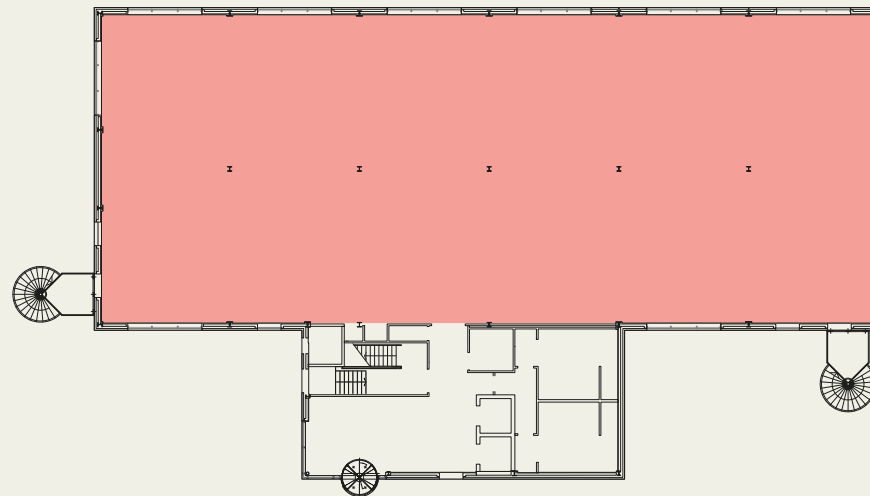
Accommodation

Area	Sq ft	Sq m
Reception	451	41.90
Ground Floor	8,649	803.51
First Floor	9,073	842.90
Second Floor	9,086	844.11
Total	27,259	2,532.42

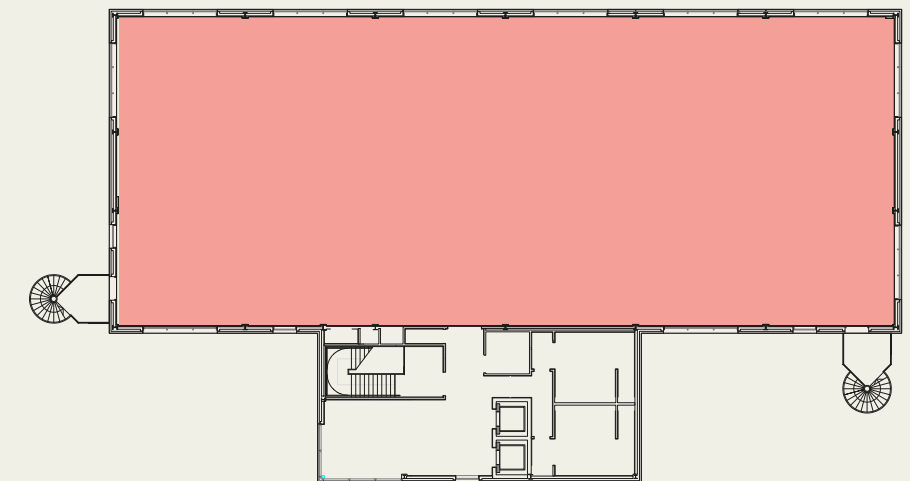
First Floor



Ground Floor



Second Floor



Strategically Connected

H1 Harlequin at Emersons Green combines excellent connectivity with everyday convenience, making it an exceptional home for your business. With direct access to the A4174 Ring Road, the M32 (J1), Bristol city centre and the M4; commuting and client travel couldn't be easier.

Set alongside a hotel, day nursery, and popular drive-thru operators, and just moments from Bristol & Bath Science Park with its café, meeting rooms and conference facilities, the location offers everything a modern workforce needs — all within a vibrant, well-established business community.



Established office park



Close to A4174 Ring Road & M4



A range of nearby local amenities



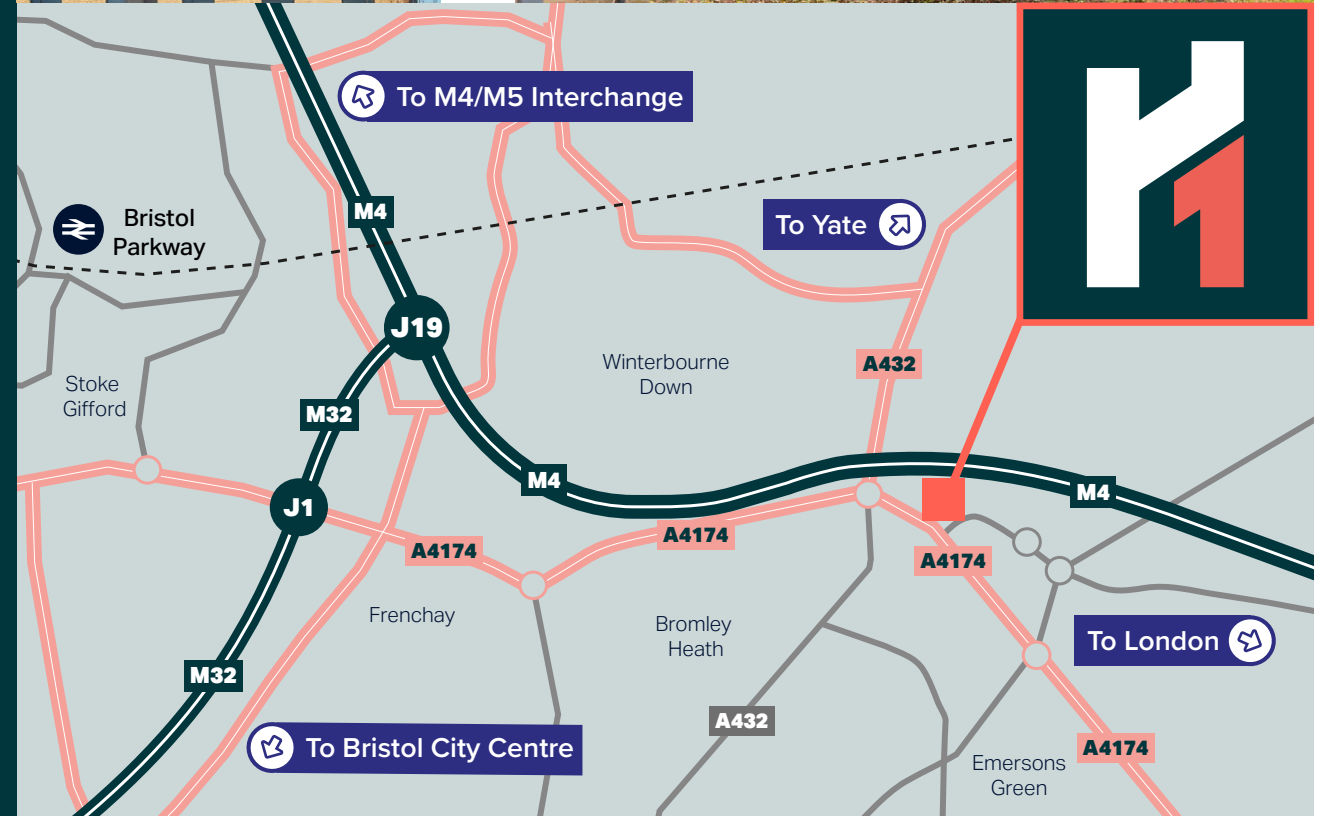
Bristol Parkway 15 mins drive

Drive Times

A4174 Ring Road	0.2 miles	1 min
M32 J1	3 miles	8 mins
Bristol Parkway Station	5 miles	14 mins
Bristol City Centre	7 miles	15 mins

Walk Times

Greggs	2 mins
Costa Coffee	3 mins
Travelodge	3 mins
M3 Metro Bus	9 mins



Further Information

Terms

To let: New lease direct from the landlord, on terms to be agreed.

To buy: The freehold is available to acquire with vacant possession of the building.

For occupational costs: Please contact the agents.

EPC

The property has an energy performance assessment rating of B.

Legal Costs

Each party is to be responsible for its own legal costs incurred during any transaction.

Anti Money Laundering

The successful tenant / purchaser will be required to provide the usual information to satisfy the AML requirements.

harlequinbristol.com

Viewing

Viewing is strictly by prior appointment with the agents:



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 **Harlequin**
Office Park

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