



25 King Street

Bristol, BS1 4PB

Queen Square is the largest Georgian square outside London providing the city centre with its finest civic open space.

2,612 to 3,518 sq ft

(242.66 to 326.83 sq m)

- Telcom Preconnect
- Secure cycle storage with shower facilities, lockers and podab drying cabinet
- Suspended ceiling metal ceiling tiles and LED lighting
- 4 pipe fan coil air conditioning
- Full access raised floors & new carpets
- Secure basement with 1 space per floor

Summary

Available Size	2,612 to 3,518 sq ft
Rent	£32.50 per sq ft
Business Rates	Between £8.29 - £8.44 psf
Service Charge	£8.68 per sq ft 2022/ 24 March 2023 Budget
Car Parking	1 space available with each floor.
Estate Charge	N/A
EPC Rating	C (64)

Description

25 King Street is in a prominent position on the edge of the historic Queen Square at the junction of King Street and Price Street and overlooks Thunderbolt Square.

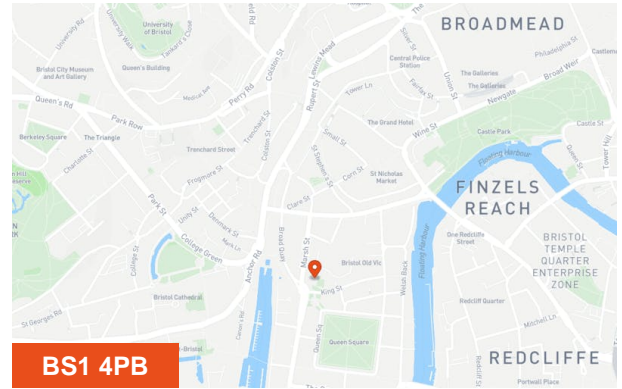
The building benefits from 4 pipe fan coil A/C, metal tiles suspended ceilings, recessed LG7 lighting and full access raised floors.

There is a secure basement car park (with 1 parking space for the 2nd floor) with cycle storage and lockers, and shower facilities available.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
2nd	3,518	326.83	Available
Total	3,518	326.83	



Viewing & Further Information

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