



# To Let

**14-16 Queen Square is currently being 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 October 2025
- 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

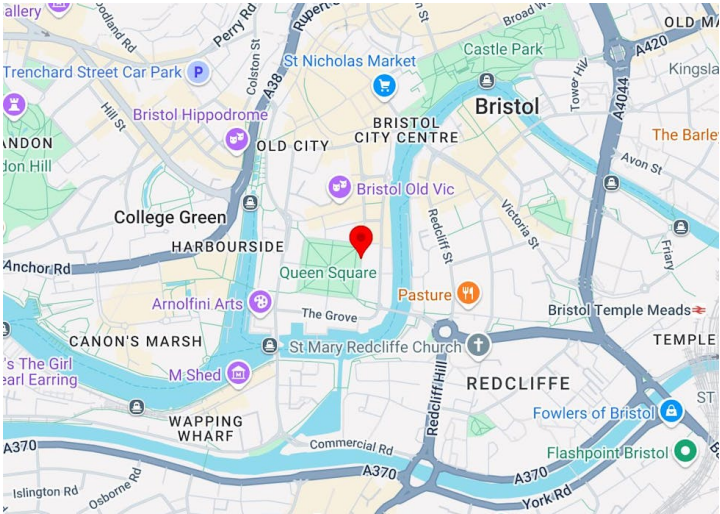
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**Reference: #217644**



# 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 newly refurbished office suites set within an historic corner position. The WC facilities and communal areas have recently been refurbished to include new lighting, flooring and ceilings alongside a new shower block, lockers and cycle storage. The suites are to be available as a whole or on a floor-by-floor basis.

Available fully refurbished, with works 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.

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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