



## King William House

13 Queen Square, Bristol, BS1 4NT

**Modern offices available to let located within this unique period property on the Eastern side of Queen Square.**

**2,410 to 3,161 sq ft**  
(223.90 to 293.67 sq m)

- 3rd Floor Suite B - recently refurbished
- New kitchenette, LED lighting, wooden flooring and perimeter trunking
- Ground floor unit to be refurbished and benefits from a direct entrance off Welsh Back
- Secure cycle parking available with shower and locker facilities

# King William House, 13 Queen Square, Bristol, BS1 4NT

## Summary

Available Size	2,410 to 3,161 sq ft
Rent	£23.50 per sq ft
Business Rates	Between £5.11 - £5.81 psf
Service Charge	£6.84 per sq ft 2022/ 30 June 2023 Budget
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (66)

## Description

Modern offices available to let located within this unique period property on the Eastern side of Queen Square, one of Bristol's most sought after locations.

## Location

The property is located on the Eastern side of Queen Square, one of the largest Georgian squares outside of London and a landmark location in the heart of Bristol. King William House is just a short walk from numerous amenities within the city, including many bars and restaurants located on Bristol's floating harbour.

The part ground floor accommodation will be accessible directly from Welsh Back or via the main reception on Queen Square. Subject to refurbishment. Specification to be agreed.

The 3rd floor office has been recently refurbished providing open plan modern accommodation with new LED lighting, wooden flooring, redecoration throughout and a new kitchenette.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Suite A	3,161	293.67	Coming Soon
Ground - Suite B	1,862	172.99	Under Offer
2nd - Suite C	567	52.68	Let
3rd - Suite B	2,410	223.90	Available
Total	8,000	743.24	

## Terms

The accommodation is available on a new lease direct from the Landlord for a term of years to be agreed.



## Viewing & Further Information

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