



## 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 4,985 sq ft**  
(223.90 to 463.12 sq m)

- 3rd Floor Suite B - refurbished with new kitchenette, LED lighting, wooden flooring and perimeter trunking
- 2nd Floor Suites A & B - open plan interconnecting suites to be refurbished
- Ground floor unit to be refurbished, benefitting from a direct entrance on Welsh Back
- Secure cycle storage available with shower facilities

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

## Summary

Available Size	2,410 to 4,985 sq ft
Rent	£23.50 per sq ft
Business Rates	Between £5.11 - £5.81 psf
Service Charge	£8.60 per sq ft YE June 2024 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.

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 2nd floor suites are predominately open plan, with a couple of glazed partitioned meeting rooms and a kitchenette and also benefit from being interconnected if let together. The accommodation is to be refurbished.

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.

## 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.

## 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 A	2,416	224.45	Available
2nd - Suite B	2,569	238.67	Available
3rd - Suite B	2,410	223.90	Available
Total	12,418	1,153.68	

## Terms

The office suites are available on a new lease(s) direct from the Landlord for a term of years to be agreed.



## Viewing & Further Information

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