



1 Little King Street

Bristol, BS1 4HW

**Self contained four storey
office building located close
to the picturesque Queen
Square.**

1,941 sq ft
(180.32 sq m)

- Available For Sale or To Let
- Undergoing Refurbishment
- New carpets, decoration and LED lighting
- Ready end of April 2025
- Located in the heart of the City Centre
- Close to Queen Square
- Parking available nearby

Summary

Available Size	1,941 sq ft
Rent	£22 per sq ft
Price	Offers in excess of £425,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (115)

Description

1 Little King Street is a self contained office building arranged over four floors from lower ground to second floors offering two office rooms per floor. There is a kitchen located on the lower ground along with a WC and also a WC on the first and second floors. The offices are undergoing refurbishment ready for the end of April and will benefit from new LED lighting, newly carpeted floors, redecoration throughout, openable sash windows and gas fired central heating.

Location

The building is located on Little King Street which runs parallel to the historic and picturesque Georgian Queen Square accessed off Queen Charlotte Street. The property is well located in the heart of the City Centre, just 15 minutes from Temple Meads Railway Station and benefits from good road communications with easy access to the M32. There are bus stops close by, on-street parking plus NCP car parks in walking distance. There are numerous amenities nearby including Old Vic Theatre, King Street Brew House, Spicer and Cole and Coffee#1.

Accommodation

The accommodation comprises the following areas:

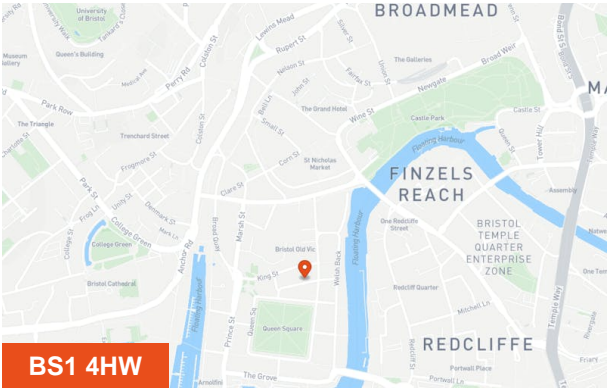
Name	sq ft	sq m	Availability
Lower Ground	433	40.23	Available
Ground	509	47.29	Available
1st	497	46.17	Available
2nd	502	46.64	Available
Total	1,941	180.33	

Terms

Available on an effective full repairing and insuring lease for a term of years to be agreed or alternatively the building is available for sale. The building is held on a long leasehold interest to the Bristol City Council for 125 years from 1990, expiring 24th December 2115, with 5 yearly reviews at a current ground rent of £900 pa exc.

Anti Money Laundering

Satisfactory discharge, is required, of all regulatory and compliance requirements including Know Your Client (KYC) and financial crime. The Purchaser must agree to provide information requested by the Vendor in connection with clearing this condition. If recent AML documentation is not held by Hartnell Taylor Cook LLP then First AML, our compliance partner, will be instructed to obtain this information directly.



Viewing & Further Information

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