

To Let

Part Ground, 1st & 2nd Floors, 25 King Street Bristol, BS1 4PB



Location

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

Queen Square is the largest Georgian square outside of London and provides the cities finest civic space and is the location for a wide range of cultural events. The immediate area benefits from a wide range of amenities including bars, restaurants, cafes, pubs and hotels. There are also several multi-storey car parks in the immediate area.

The building also benefits from easy access to the main shopping areas of Broadmead and Cabot Circus as well as Temple Meads rail station which is an approx. 10-15 minute walk. Bristol central bus station is also within walking distance.



CONTACT US

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CBRE

To Let Part Ground, 1st & 2nd Floors, 25 King Street, Bristol



Description

25 King Street is a modern office building arranged over ground and 5 upper floors providing light open plan floor plates with views over Queen Square.

The available accommodation has the following outline specification:-

- Raised floors
- Suspended ceilings with metal tiles
- Recessed lighting
- 4 pipe fan coil air conditioning
- Double glazed windows
- Male, Female and accessible WC facilities on each floors
- 2 passenger lifts
- Secure basement parking with cycle storage and shower facilities

Accommodation

Floor	Sq. ft.	Sq. m.
Ground Floor East	1,780	165.37
First Floor	3,586	333.15
Second Floor	3,518	326.83
Total	8,884	825.35

Availability

The suites are available on a new effectively full repairing and insuring lease by way of a service charge for a term to be agreed. Service charge details are available from the agents.

Rent

Available upon request.

Rateable Value

Interested parties are advised to make their own enquiries with the local billing authority as to the exact rate liability for the suite.

VAT

All figures quoted are exclusive of VAT if applicable.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

EPC

The property has an EPC rating of C (64). A copy of the EPC can be made available upon request.

Viewing

Please contact either Richard Kidd or Alex Riddell at CBRE or our joint agents HTC Chris Grazier on 0117 946 4538 or Lizzie Boswell on 0117 946 4597.

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