

# To Let

## Kings Orchard

1 Queen Street, Bristol, BS2 0HQ

**Hartnell**  
**TaylorCook**





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### Location

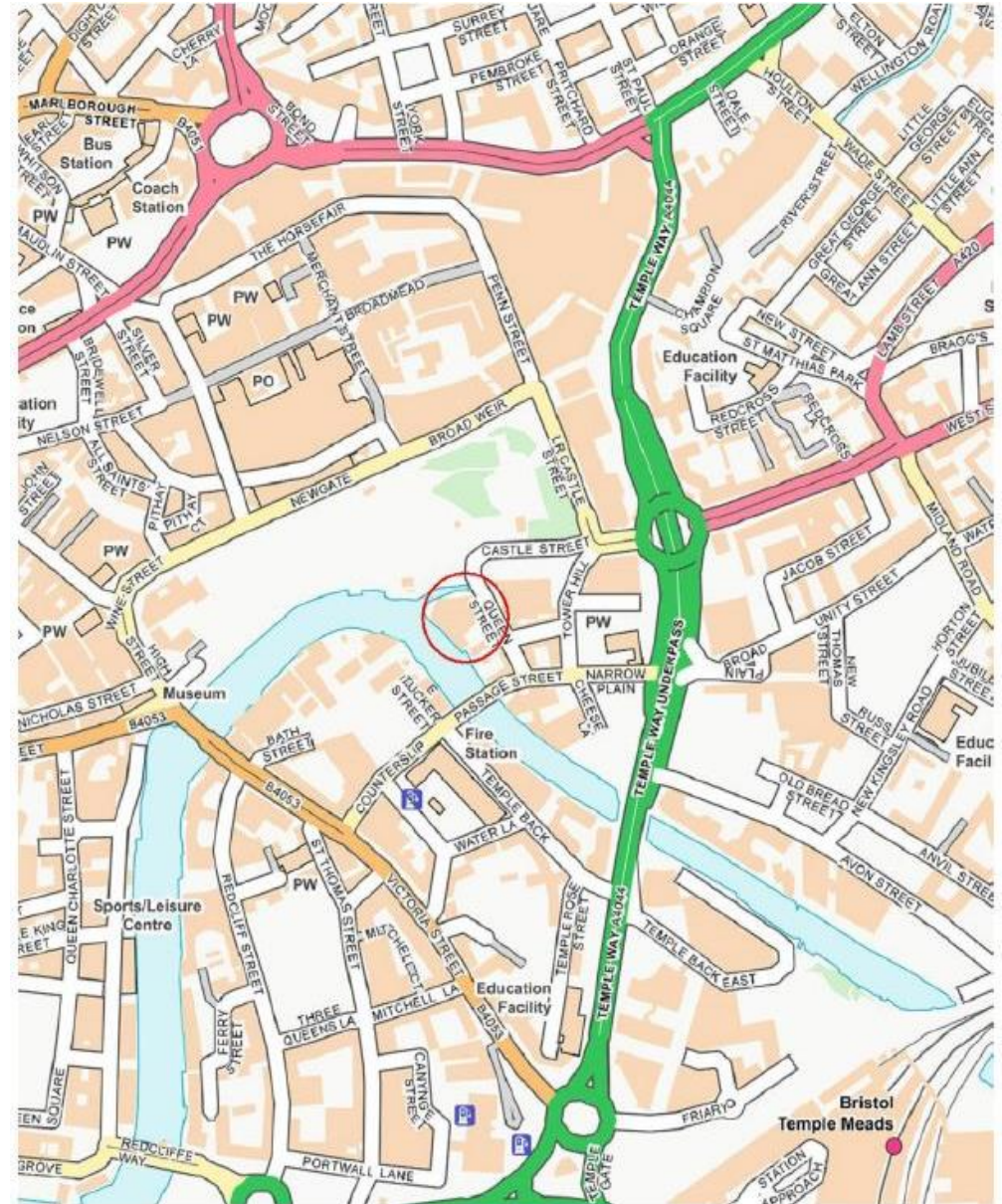
Kings Orchard is located on Queen Street overlooking Castle Park and adjoining the Bristol Floating Harbour. The building is close to the city's inner ring road and within close walking distance of the Cabot Circus and Broadmead shopping area provides lots of amenities on the doorstep. The M32 is accessed by Bond Street close by and provides easy access to the M4/M5 motorways.

### Situation

Kings Orchard is a prominently positioned high quality office building located in the heart of Bristol City Centre overlooking Bristol's Floating Harbour and Castle Park. This location is known as the heart of Bristol's Business District and is home to many leading occupiers.

It is located within approximately 10 minutes from Bristol Temple Meads Railway Station and is a short drive to the M32 motorway and thus providing excellent access to the M4 / M5 motorway interchange.

Cabot Circus, Friars Walk and St Nicholas Market are all within a short walk from the building and provide an excellent variety of restaurants, street food, shopping and leisure facilities.





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### Description

The building has 24/7 access and security on site plus the benefit from an onsite canteen and gym, which can both be utilised by occupiers subject to an additional charge.

The available accommodation is located on the part ground floor accessed from the main ground floor reception which is manned by a commissionaire.

The office is predominantly open plan with one large meeting room, kitchenette and store. The accommodation has carpeted raised floors, air conditioning, low glare lighting and good natural light with views of the Floating Harbour, and is available fully furnished.



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### Car Parking

1 car parking space is demised with the office, additional parking can be made available upon request, subject to an additional charge.

### Accommodation

In accordance with the RICS Code of Measuring Practice (6th Edition) the available accommodation has the following approximate total net internal floor area.

	SQ FT	SQ M
Ground Floor	2,486 sq ft	230.00 sq m

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### Tenure

The accommodation is available on an assignment of the current Tenant's lease which expires 17 January 2021.

### Rental

The passing rent is **£57,178** per annum equating to **£23.00** per sq ft exclusive of rates, service charge and VAT.

### Service Charge

Available on application.

### Business Rates

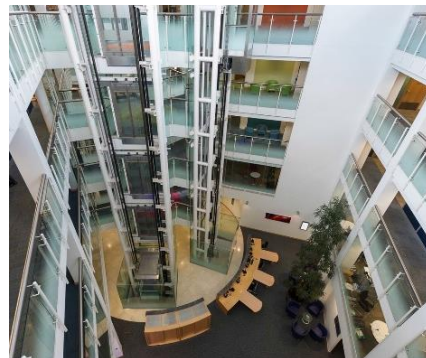
**Rateable Value:** £44,750

**UBR:** 49.1p

**Rates Payable:** £21,972.25 per annum

Interested parties are advised to make their own enquiries direct with the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

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## VAT

We understand the building is elected for VAT and therefore VAT will be payable on all prices.

## EPC

Rating C (75).

## Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

## Viewing

Viewing strictly by appointment through Hartnell Taylor Cook.

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For further information or to arrange an inspection of the site, please contact the below:

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**May 2019**

SUBJECT TO CONTRACT  
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