



Kings Orchard, 1 Queen Street, Bristol

Part 2nd Floor Office To Let

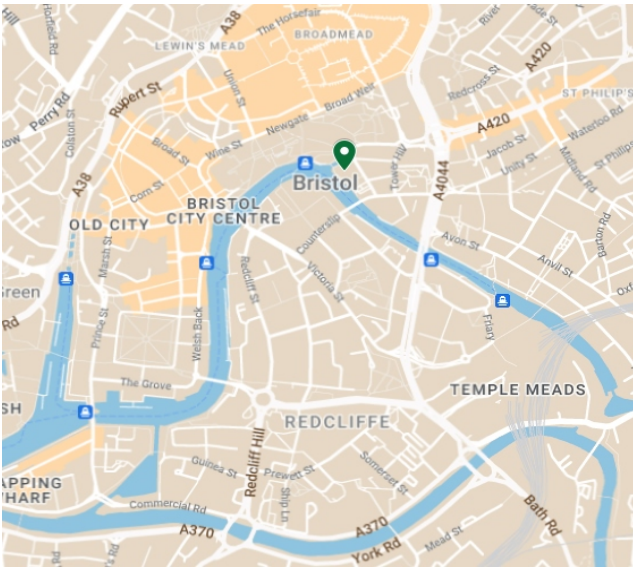
6,426 Sq Ft WITH PARKING

- Landmark building overlooking Bristol's Floating Harbour
- Impressive central atrium providing excellent natural light



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Location

Kings Orchard is a landmark building overlooking Bristol's Floating Harbour in a prime position within the Business District. Located within 200m of the city's inner ring road it benefits from direct access to the M32 and M4/M5 Motorways. Kings Orchard is located adjacent to Bristol Temple Meads Train Station is only a 12 minute walk away.

Description

Kings Orchard provides high-quality office accommodation arranged over 6 floors. Occupiers in Kings Orchard include Bevan Brittan LLP, Tribal Group, WSP and FRP Advisory. The 2nd floor specification includes:

- VRF Cooling / heating system
- Suspended ceiling with inset LED lighting
- Great natural light, with full height central atrium
- Full access raised floors
- Fitted kitchen and breakout area, plus shared Restaurant
- 24/7 security and manned reception desk
- Secure cycle storage
- 3 demised car parking space in the underground car park
- Male, Female and Disabled WC's on each floor
- 3x central passenger lift

Availability

Description	Area (Sq Ft)
Part 2nd Floor	6,426

Terms

The suite is available by way of assignment on terms to be agreed. Assignment is to be contracted outside of Sections 24-28 of the Landlord and Tenant Act 1954. The headlease expires on 12th March 2027.

Rateable Values

£114,000 (2023 List)

For further enquiries please contact Bristol City Council Business Rates Department at: www.bristol.gov.uk/business/business-rates

Quoting Rents

Quoting rent available on request to the agents, Gerald Eve LLP.

EPC

C (75)

Legal Costs / Stamp Duty and VAT

Each party to bear their own legal costs and all figures quoted are subject to VAT.

Viewing & Further Information

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Conditions under which these particulars are issued

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