

# QUEEN SQUARE

HOUSE

↔ BRISTOL ↔



Office suites available from 239 Sq Ft to 2,387 sq ft  
[queensquarehouse.co.uk](http://queensquarehouse.co.uk)

## Location

Historic Queen Square is one of Bristol's most sought after business addresses. In addition to the attractive working environment and ease of parking, the Square benefits from a range of bars, restaurants and hotels in close proximity. Temple Meads station is within easy walking distance, as are the major retail facilities of Broadmead and Cabot Circus.

## Description

Queen Square House is an attractive prestigious building on the Eastern side of the Square. The available office suites have been refurbished to a high standard providing good quality, open plan workspace.

## Specification

-  Comfort cooling in part
-  Shower facilities
-  Secure onsite car parking spaces available subject to availability
-  2 x passenger lifts
-  Reception with commissionaire
-  Perimeter trunking
-  Secure basement cycle racks
-  Shared kitchenette
-  EPC available on request from the joint agents

## Tenure

The accommodation is offered by way of a new full repairing and insuring service charge lease direct from the Landlord for a term to be agreed.

## Viewing

For further information please contact:



**CUSHMAN & WAKEFIELD**  
0117 910 6699  
cushmanwakefield.co.uk



**alder king**  
PROPERTY CONSULTANTS  
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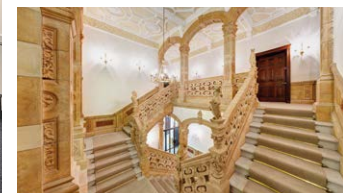
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## Accommodation

Floor	Suite	Sq Ft	Sq M
1 <sup>st</sup>	1.3	962	89.4
2 <sup>nd</sup>	2.1	2,387	221.8
2 <sup>nd</sup>	2.2	649	60.3
3 <sup>rd</sup>	3.3	773	71.8
3 <sup>rd</sup>	3.4	243	22.6
3 <sup>rd</sup>	3.5	375	34.8
3 <sup>rd</sup>	3.7	239	22.2
<b>Total</b>		<b>5,628</b>	<b>522.9</b>



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