

# QUEEN SQUARE

HOUSE

↔ BRISTOL ↔



Office Suites available from 243 Sq Ft to 3,944 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

-  New comfort cooling (Suite 1.2)
-  Shower facilities
-  1 car parking space available with Suite 1.2
-  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:



**0117 910 6699**  
cushmanwakefield.co.uk



**0117 317 1000**  
www.alderking.com

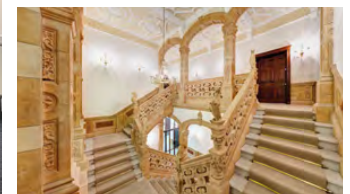
Seonaid Butler  
T: 0117 910 5269  
E: seonaid.butler@cushwake.com

Tom Dugay  
T: 0117 317 1094  
E: tdugay@alderking.com

[www.queensquarehouse.co.uk](http://www.queensquarehouse.co.uk)

## Accommodation

Floor Areas		Sq Ft	Sq M
Ground floor suite G.2		1,067	99.1
First floor suite 1.2	Under Offer	2,468	229.3
Second floor suite 2.1		3,944	366.4
Third floor suite 3.5		375	34.8
Third floor suite 3.4		243	22.6
Third floor suite 3.3		773	71.8
Third floor suite 3.8	Under Offer	681	63.3
<b>Total</b>		<b>9,551</b>	<b>887.3</b>



Misrepresentation Act: Cushman & Wakefield and Alder King give notice that: (i) The particulars set out in this brochure are meant as a general outline only for guidance of intended purchasers and lessees and do not constitute, nor constitute part of an offer or contract; (ii) The Agents are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere either on their own behalf or on behalf of their client or otherwise; (iii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.