

25
KING
STREET



Prime Grade A Offices To Let

From 1,300 sq ft (165.37 Sq M) to 10,184 Sq Ft (946.15 Sq M)



The Building Description

25 King Street occupies a prominent position overlooking Thunderbolt Square on the edge of the historic Queen Square at the junction of King Street and Prince Street.

Queen Square is the largest Georgian square outside London providing the city centre with its finest civic open space and the location for a range of cultural events.

The Square is also one of the city's prime office locations and is home to a range of local and international companies. Queen Square is surrounded by a range of attractions that include The Old Vic Theatre, Welshback Gym and St Nicholas Market. The area is also home a range of bars, restaurants and cafés located around Queen Square and on the newly pedestrianized King Street, now one of the city's most popular destinations.

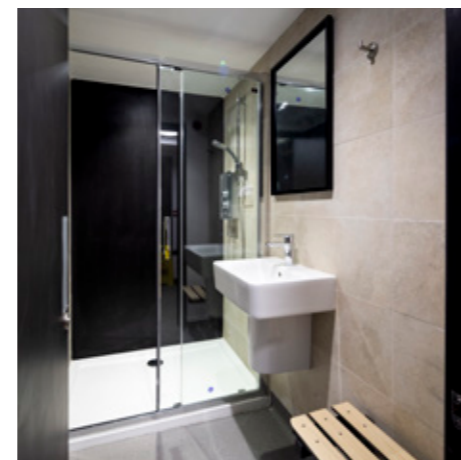
The building also benefits from easy access to the main shopping areas of Broadmead and Cabot Circus shopping centre whilst Temple Meads mainline railway station is within 15 minutes-walk.

Amenities

- Refurbished ground floor reception
- 2 x 8 person lifts to all floors
- Refurbished Grade A office space
- Secure basement car parking spaces
- Secure cycle storage – rated Gold CyclingScore Certification
- New lockers and Podab drying cabinet facilities
- Male & female WC on each floor
- Newly refurbished shower facilities

Specification

- 4 pipe fan coil air conditioning
- Recessed LED lighting
- DDA Compliant
- Full access raised floors & new carpet
- Double glazed windows
- Suspended ceiling metal ceiling tiles



Accommodation Floor plans

The premises benefit from the following floor area:

	Sq Ft	Sq M	Car Parking
Ground Floor West	1,300	120.8	-
Ground Floor East	1,780	165.37	-
First Floor	3,586	333.15	1 space
Second Floor	3,518	326.83	1 space
Total	10,184	946.15	

All figures are measured on a NIA basis.

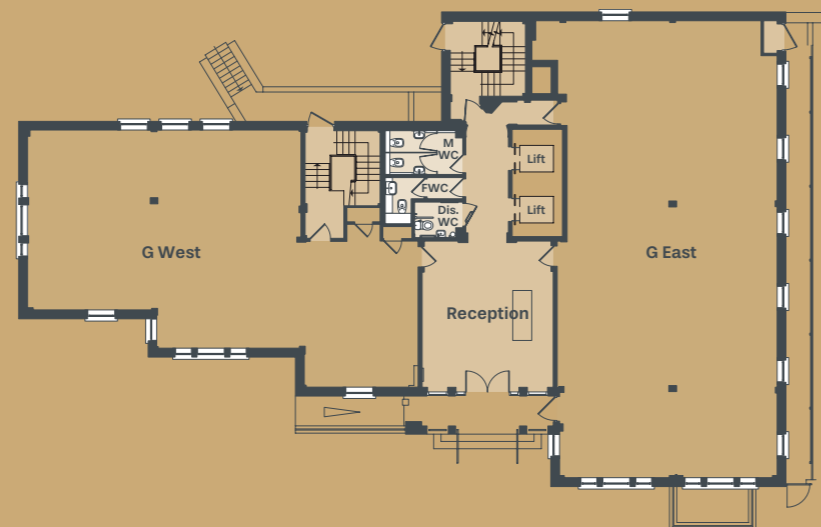
Second floor



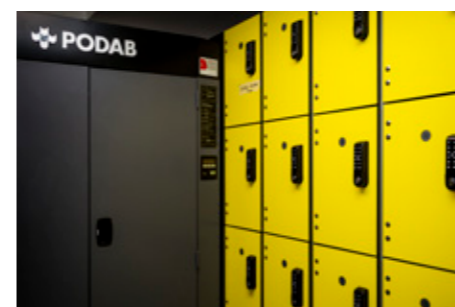
First floor



Ground floor



Gallery



Location

The property is well located in the heart of Bristol City Centre, a thriving business location, within a 15 minute walk of Temple Meads Railway Station. Temple Meads provides a regular train service to London Paddington, Cardiff, Birmingham, and the South West. The property also benefits from good road communications, located in the city centre which provides access to the M32.

Communication



BRISTOL AERIAL MAP KEY

- ① 25 King Street
- ② Queen Square
- ③ King Street
- ④ Wapping Wharf
- ⑤ MShed
- ⑥ Bristol Harbourside
- ⑦ Bristol Temple Meads Station
- ⑧ Finzels Reach



Walk times	
2 minute walk time	Solid circle
5 minute walk time	Dashed circle

* Source Google

Ferry times - From City Centre	
Wapping Wharf	7 mins
SS Great Britain	10 mins
Hotwells	16 mins
Temple Meads	20 mins

* Source Bristol Ferry Boat

Train times	
Bath Spa	11 mins
Swindon	38 mins
Cardiff Central	45 mins
Exeter	59 mins
Reading	1hr 9 mins
Birmingham New Street	1hr 21 mins
London Paddington	1hr 37 mins

* Source Trainline

Drive times		
M32 Motorway	1.6 miles	8 mins
M4 Motorway	6.2 miles	20 mins
Bristol Airport	8.8 miles	19 mins
Bath	13 miles	35 mins
Cheltenham	42.6 miles	48 mins
Cardiff	44 miles	54 mins
Reading	77 miles	1hr 25 mins
Exeter	80 miles	1hr 36 mins

* Source Google

RENT

Upon application.

LEASE

25 King Street is available on a new effectively full repairing and insuring lease or leases for a term of years to be agreed.

RATES

Please verify the actual rates payable with the local authority.

SERVICE CHARGE

A service charge will be applicable, further information upon request.

VAT

All figures quoted are exclusive of VAT.

EPC

C64

LEGAL COSTS

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

VIEWING

For further information or to arrange an inspection, please contact the joint agents:



Lizzie Boswell

E lizzie.boswell@htc.uk.com

Chris Grazier

E chris.grazier@htc.uk.com

Richard Kidd

E richard.kidd@cbre.com

Alex Riddell

E alex.riddell@cbre.com

IMPORTANT NOTICE:

These particulars are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute any part of an offer or contract and all plans, floor areas and diagrams should be treated strictly for guidance only and are not to scale.