



Third floor



Third floor

**583–10,548 sq ft
(54–981 sq m)**



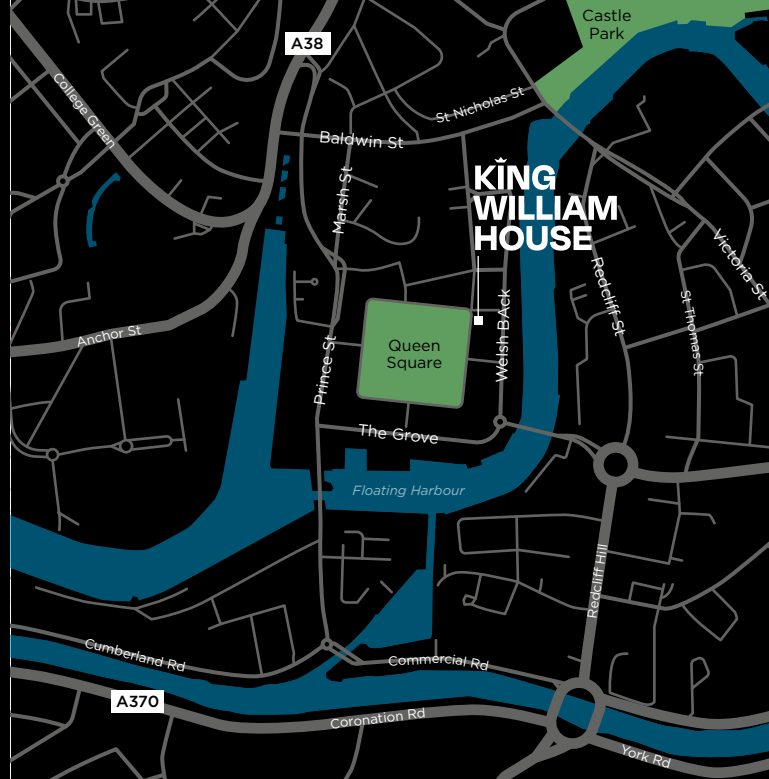
KING WILLIAM HOUSE

13 QUEEN SQUARE
BRISTOL BS1 4NT

- Loft style office
- Dedicated showers and lockers
- Refurbished
- Remodelled Reception

Location

The property is located on the Eastern side of Queen Square, one of the largest Georgian squares outside of London and a landmark location in the heart of Bristol. King William House is just a short walk from the main amenities of Bristol city centre, with the bars and restaurants of the waterfront on your doorstep.



Description

King William House is a unique period property providing modern office space in one of Bristol's most sought-after locations.

The available second and part third floor space benefits from the following specification:

OPEN PLAN

INTERCOM ENTRY SYSTEM

BRAND NEW SECURE CYCLE PARKING AND LOCKERS

2 X LIFTS

REFURBISHED SHOWER FACILITIES

Basement space is available in the building by way of separate negotiation.

Rent

£23.50 psf per annum exclusive.

Terms

The office suites are available on a new full repairing and insuring lease for a term to be agreed.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Second floor



Third floor



Second floor



Business Rates

Please make your own enquiries to Bristol City Council.

Service Charge

The tenant will be responsible for paying a fair proportion of the building and estate charge.

VAT

All figures quoted are exclusive of VAT where applicable.

EPC

The suites currently benefit from an EPC assessment of B.

Floor Areas

FLOOR	SUITE	SQ FT	SQ M
Third	B	2,482	231
Second	A	2,416	224
Second	B	2,569	239
Second	C	583	54
Ground	A	2,498	232
TOTAL		10,548	980

Viewing

Viewing strictly by appointment through the agent.

**Hartnell
TaylorCook**

0117 923 9234
htc.uk.com

FREDDIE MYATT
07385 045 218
freddie.myatt@htc.uk.com

CHRIS GRAZIER
07788 105 578
chris.grazier@htc.uk.com



0117 917 2000
www.colliers.com/uk/offices

JAMES PREECE
07917 392 867
james.preece@colliers.com

OLIVER BATT
07900 770 221
oliver.j.batt@colliers.com



Second floor



Second floor



Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. C/HTC Hollister HD2664 05/2026.