

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.

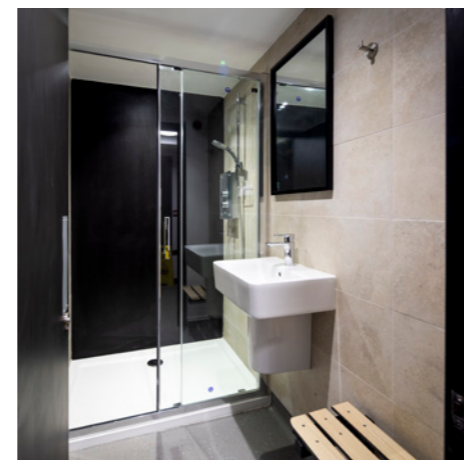
Amenities

- Refurbished ground floor reception
- 2 x 8 person lifts to all floors
- 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



Connectivity

25 King Street is a certified Preconnect Building.

We've partnered with connectivity experts, Telcom to pre-install 10,000Mbps fibre throughout the building, providing dedicated fibre internet on-tap.

Tenant benefits:

- Ultrafast internet connections speeds
- Dedicated concierge service
- Guaranteed day 1 connectivity
- SLA backed uptime guarantee
- 24/7/365 UK customer support

For more information please visit:

<https://connect.telcom.uk/25-king-street-bristol>

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.

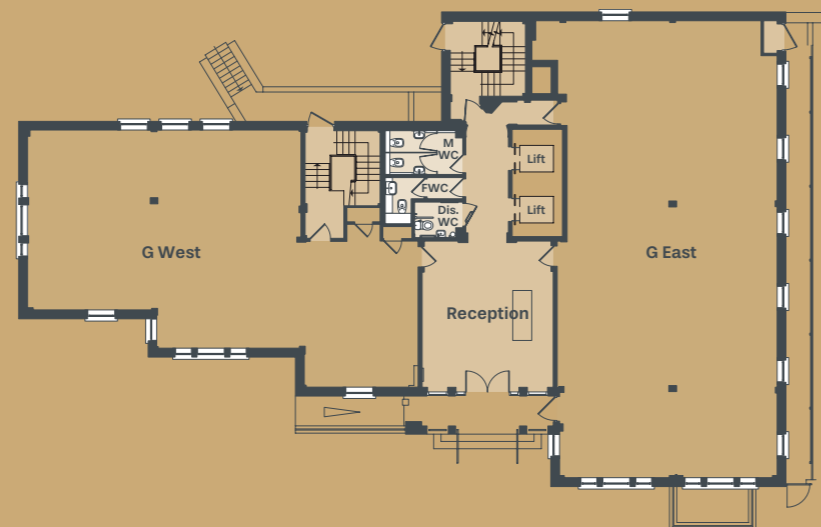
Second floor



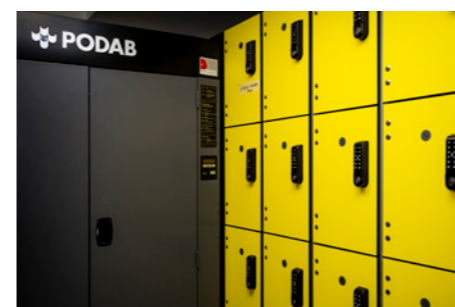
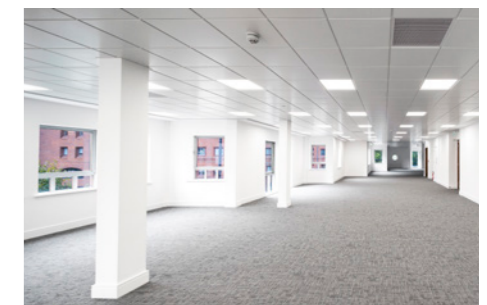
First floor



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

Available on an effective full repairing and insuring lease or leases for a term of years to be agreed.

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:



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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.