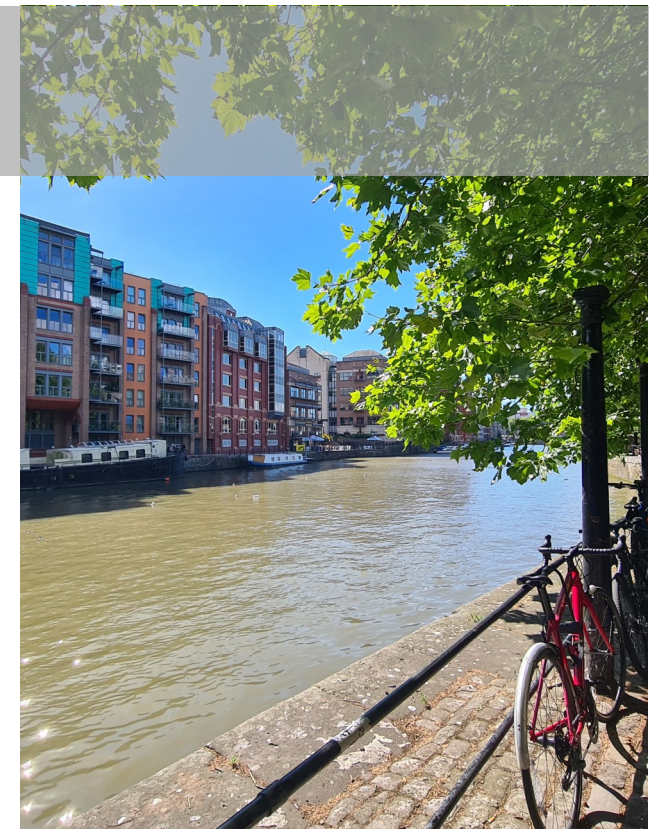


GROUND FLOOR WATERFRONT OFFICES

King William House, 13 Queen Square, Bristol, BS1 4NT



- Open plan, ground floor office which is self contained with good natural light throughout and recently refurbished
- Basement storage also available by separate negotiation
- Approximately 2,498 sq ft (232sq m)
- Located just off Queen Square
- 5 minute drive / 14 minute walk from Bristol Temple Meads Railway Station



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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COOK**
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LOCATION

King William House is located on the Welshback in the heart of Bristol City Centre. The property is located a 5 minute drive / 14 minute walk away from Bristol Temple Meads Railway Station and a short distance walk to many local amenities, shops and restaurants to include Coffee#1, Spicer & Cole, Cow & Sow, The Riverstation, Pret and Harbour House to name a few.

DESCRIPTION

The premises comprises a self contained, ground floor unit which will be accessible directly from Welshback or potentially via the main reception on Queen Square. The premises benefits from a good amount of natural light having several large floor-to-ceiling height windows to the front of the property and a large glazed roof light to the rear of the suite. The premises has recently been refurbished to provide a new suspended ceiling with LED lighting and new floor coverings.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 2,498 sq ft (232 sq m).

There is also additional basement storage available by way of separate negotiation.

TENURE

The premises is available by way of a new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed. There is a small service charge payable.

RENT

On Application.

PLANNING

The permitted use is as offices, but consideration would be given to alternative uses.

BUSINESS RATES

The premises is currently assessed with the adjoining unit and as such the business rates will need to be reassessed.

Interested parties are advised to make their own investigations to establish the exact rates payable.

VAT

We have been advised that the property is elected for VAT.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

EPC

The property has an energy performance rating of C (66).

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the joint agents:

Burston Cook

FAO: Finola Ingham FRICS

Tel: 0117 934 9977

Email: Finola@burstoncook.co.uk

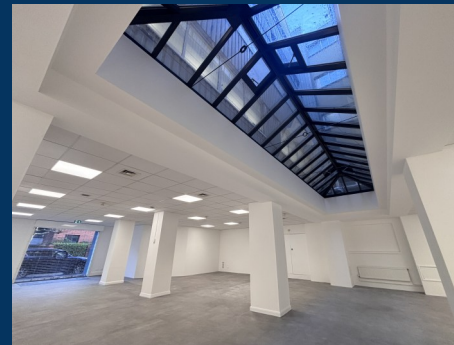
HTC

FAO: Freddie Myatt MRICS

Tel: 0117 9 464534

Email: freddie.myatt@htc.com

SUBJECT TO CONTRACT—Updated June 2026



CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

