

KING WILLIAM HOUSE, GROUND FLOOR, 13 QUEEN SQUARE, BRISTOL, BS1 4NT

BURSTON COOK
0117 934 9977



 SELF
CONTAINED
GROUND
FLOOR OFFICE

 SIZE (NIA)
2,498 sq ft
232 sq m

£ QUOTING RENT
£23.50 psf pax

TO LET



THE OPPORTUNITY

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

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 is 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. There are shared WC and shower facilities.

ACCOMMODATION

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
GROUND FLOOR	2,498	232
TOTAL	2,498	232

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 also a service charge payable.

RENT

£23.50 psf per annum exclusive.

PLANNING

The permitted use is as offices, but consideration would be given to alternative uses. *All parties are advised to make their own enquiries.*

BUSINESS RATES

In accordance with the Valuation Office Agency, the property has the following designation:

Rateable Value: £74,000
Rates Payable (2026): £35,520

VAT

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

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.

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.

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.

MISREPRESENTATION ACT 1967

This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER

Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT

UPDATED JUNE 2026



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