

10

# TEN QUEEN SQUARE

Bright & Welcoming Office Space

2,668 - 12,257 sq ft (248 - 1,139 sq m) To Let

# Elegant Offices

TEN QUEEN SQUARE

Refurbished office space with basement parking in one of Bristol's most desirable business addresses.



# Discover Bristol

TEN QUEEN SQUARE



10 Queen Square is located on the Eastern side of Queen Square, one of the largest Georgian square's outside of London and a landmark location in the heart of Bristol.



10 Queen Square is just a short walk from the main amenities of the city centre and the bars and restaurants of the Waterfront.

Temple Meads railway station is located just 0.5 miles away and the M32 and the national motorway network are approximately 1 mile away and can be accessed via the ring road.



# Walk This Way

TEN QUEEN SQUARE



## Cafe's & Restaurants

1. Society Cafe
2. Spicer + Cole
3. Mud Dock Cafe
4. Coffee#1
5. Adelina Yard
6. Kongs of King Street
7. The River Grille
8. The Cow & Sow
9. Pasture
10. Aqua



## Leisure

1. Arnolfini Arts
2. Workout Harbourside
3. Bristol Old Vic
4. Watershed
5. St Nicholas Market
6. Cabot Circus



# Stylish Reception





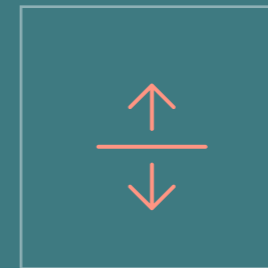
Prestigious Building



Enviably Address



Secure Reception Area With Intercom Entry



Lift Access



Secure Basement Car Parking

# Inspiring Specification

The building benefits from these key features:

**10 Queen Square is a Grade II listed Georgian building arranged over six floors.**

The reception has been remodelled to provide a high class and welcome point of arrival. The end of journey facilities have been extensively updated to offer additional bike storage, new shower and changing facilities.



Secure Basement Bicycle Parking



Air Conditioning



Underfloor Trunking



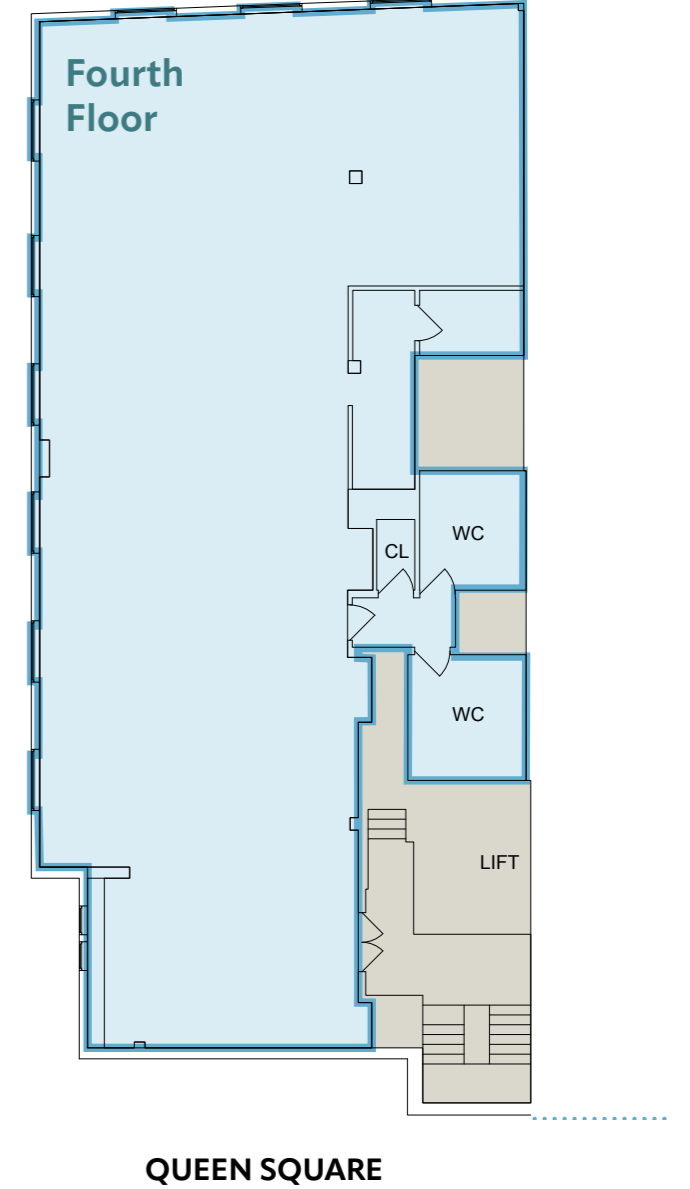
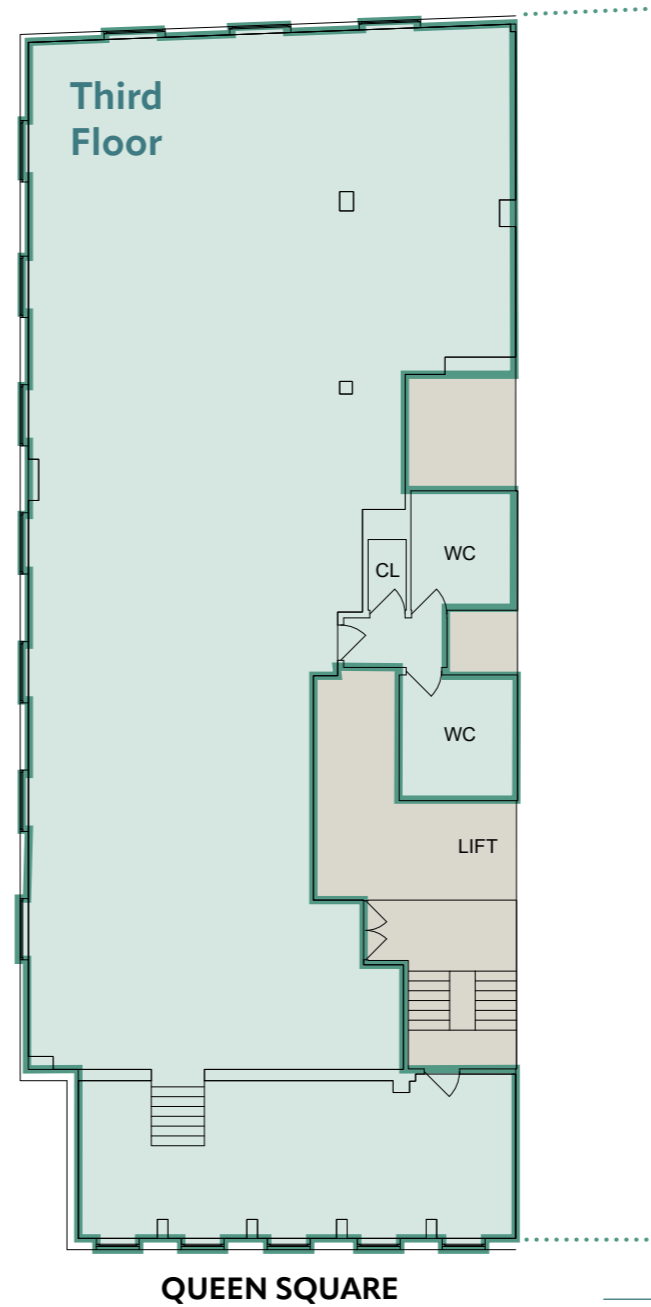
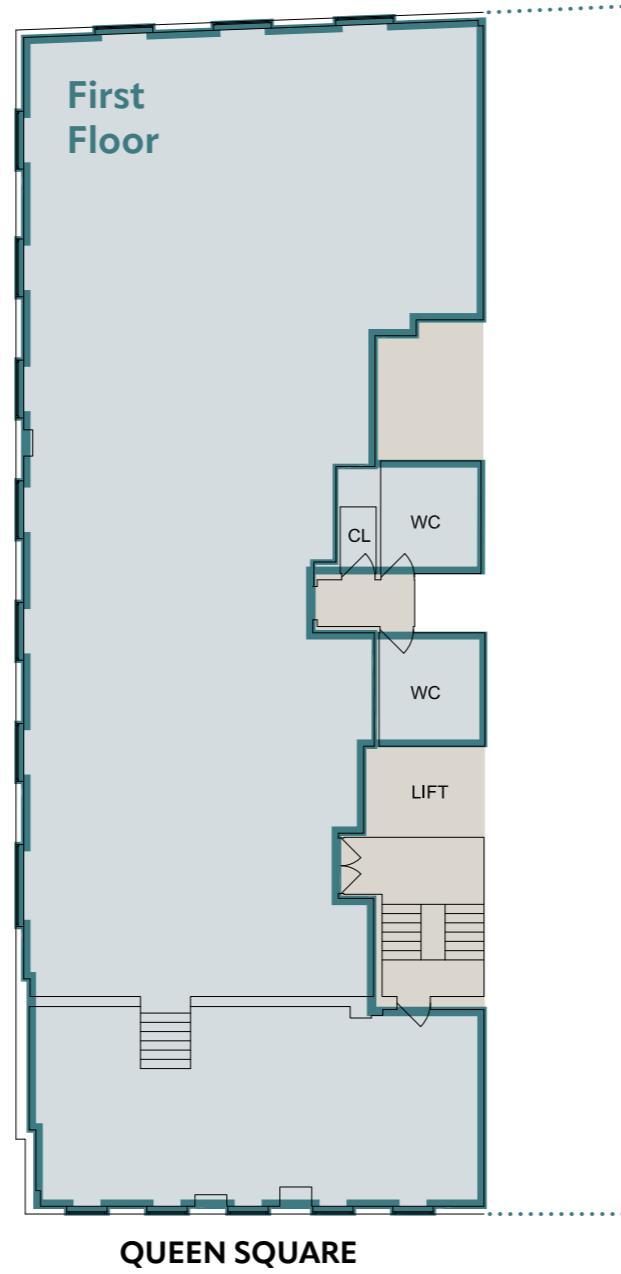
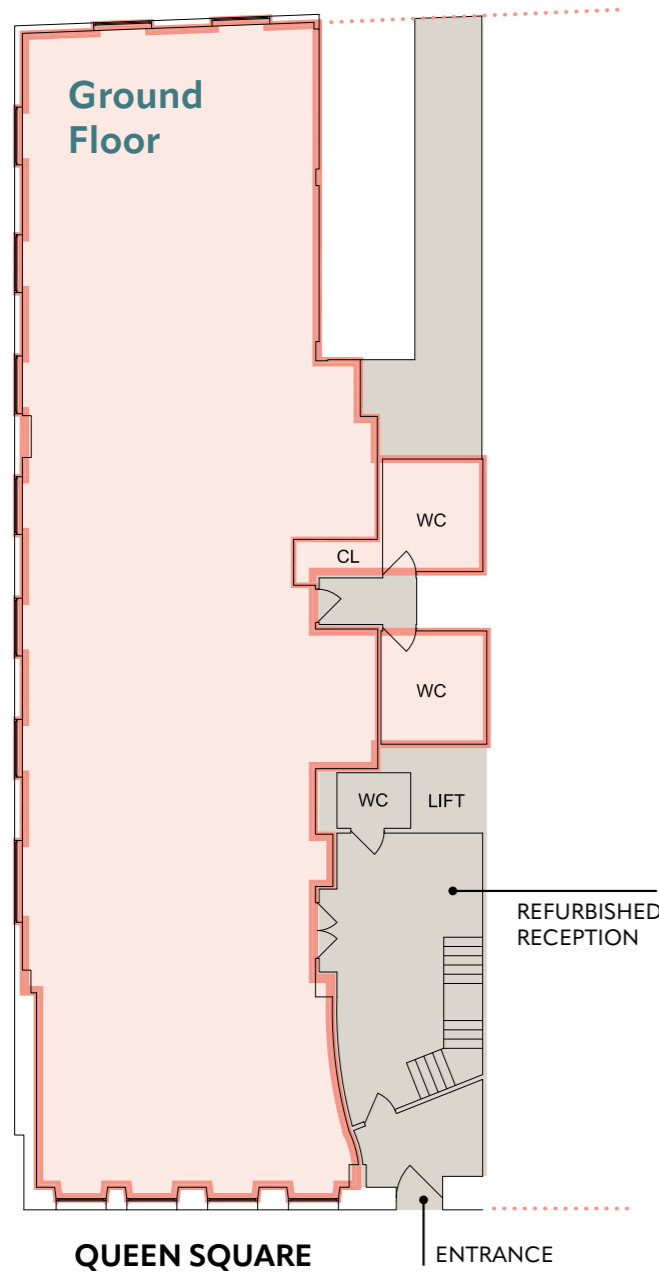
Shower Facilities Demised WCs



Excellent Natural Light

# Open Plan Floors

TEN QUEEN SQUARE



The ground and first floors are available and have exceptional natural light, as well as views of Queen Square.

10 Queen Square benefits from secure basement parking for cars and bicycles.

Accommodation	Sq Ft	Sq M	Parking
Ground floor	2,852	265	2
First floor	3,515	327	2
Third floor	3,222	299	2
Fourth floor	2,668	248	1
<b>Total</b>	<b>12,257</b>	<b>1,139</b>	<b>7</b>



Ground Floor



Ground Floor



**Making** Light Work

First Floor

# Further Information

TEN QUEEN SQUARE

## Tenure

A new effective full repairing and insuring lease by way of a service charge is available direct from the landlord.

## Rent

Upon application.

## VAT

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

## Energy Performance

A full report is available upon request.

## Rateable Value

We recommend that interested parties make their own enquiries with the local billing authority as to the exact rates liability.

## Legal Costs

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

## Anti-Money Laundering

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.



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The Complete Development Solution

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