

REFURBISHED OFFICE SPACE  
FRONTING ONE OF THE UK'S FINEST GEORGIAN SQUARES  
3,821 - 7,782 SQ FT (355 - 723 SQ M) TO LET

Forty

QUEEN SQUARE

BRISTOL | BS1 4QP





# Impressive offices with on-site parking,

AND AMAZING VIEWS  
OVERLOOKING QUEEN SQUARE





# At the heart of the city,

IN EUROPE'S LARGEST  
GEORGIAN SQUARE

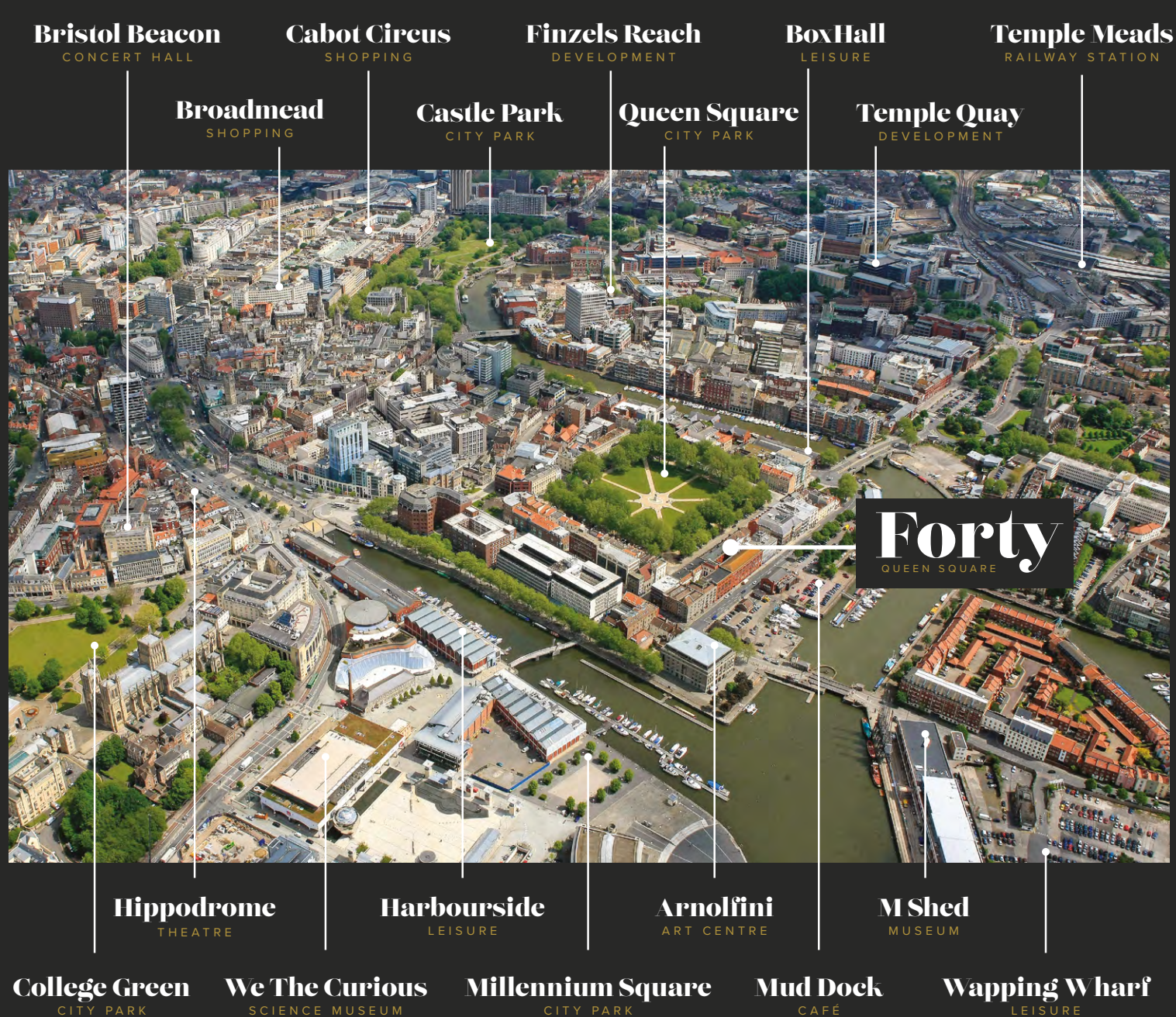
Queen Square is considered to be one of Bristol's finest business addresses, situated in the heart of the city centre, offering good access to the inner circuit ring road, which links to Bristol Temple Meads Railway Station and the M32.

There are a wide variety of amenities close at hand including Broadmead Shopping Centre, Cabot Circus Shopping Centre, a host of restaurants and public houses in nearby King Street and Bristol's famous Harbourside is within 5 minutes walk.

Queen Square is Europe's largest Georgian Square, and retains much of its original architectural and has been greatly enriched by the relandscaping and pedestrianisation of the central square area.

Pay and display visitor car parking is close at hand, together with local NCP car parks.





## ON FOOT



Welsh Back Ferry Stop	5 mins
Harbourside	6 mins
Wapping Wharf	7 mins
Hippodrome	8 mins
St Nicholas Market	9 mins
Finzels Reach	10 mins
Bristol Temple Meads Station	11 mins
Cabot Circus	18 mins



## BY CAR

Bristol Temple Meads Station	5 mins
M32 Motorway	8 mins
M4 Motorway	14 mins
M5 Motorway	18 mins
Bristol Airport	24 mins
Bath	41 mins
Cardiff	59 mins



## BY TRAIN

Bath Spa	12 mins
Swindon	36 mins
Cardiff Central	48 mins
Exeter St Davids	58 mins
Reading	61 mins
Birmingham New Street	80 mins
London Paddington	91 mins





# Open plan office accommodation,

3,821 - 7,782 SQ FT  
(355 - 723 SQ M)





# Fully Refurbished Office Suites,

HIGH QUALITY  
FINISHES THROUGHOUT

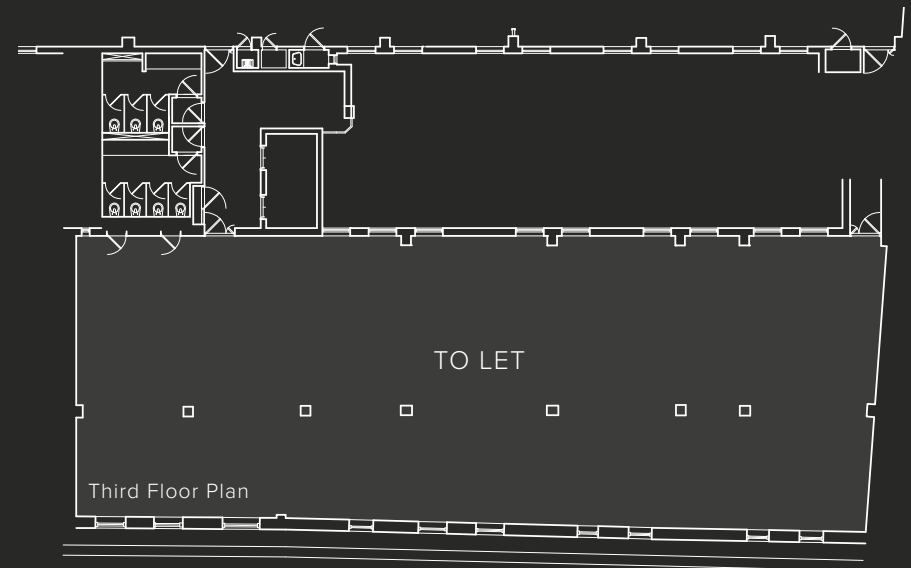
40 Queen Square is a modern office building in the heart of the city centre arranged over ground and three upper floors.

The building boasts fantastic views over the floating harbour to the South, and the vibrant Queen Square to the North.

The part **third floor** front suite has been fully refurbished and is available for immediate occupation.

The part **first floor** front suite will be refurbished and available for occupation in Q1 2024

Third Floor Front	3,821 sq ft	355 sq m
First Floor Front	3,961 sq ft	368 sq m



Queen Square

# An outstanding specification,

WITH EXCEPTIONAL  
ATTENTION TO DETAIL



**Cycle**  
FACILITIES



**New VRF**  
AIR CONDITIONING



**New LED**  
LIGHTING WITH  
PIR SENSORS



**Shower**  
FACILITIES



**Exposed**  
SERVICES



**On-site**  
COMMISSIONAIRE



**Secure**  
BASEMENT PARKING



**Park**  
VIEWS

#### Terms

Upon application

#### EPC

EPC B rating.

#### Money Laundering

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

#### Viewing

Please contact the joint sole letting agents.



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# Forty

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