

**High Quality Fitted Office Space**  
**66 Queen Square, BS1 4BE**





## HIGH QUALITY FITTED OFFICE SPACE

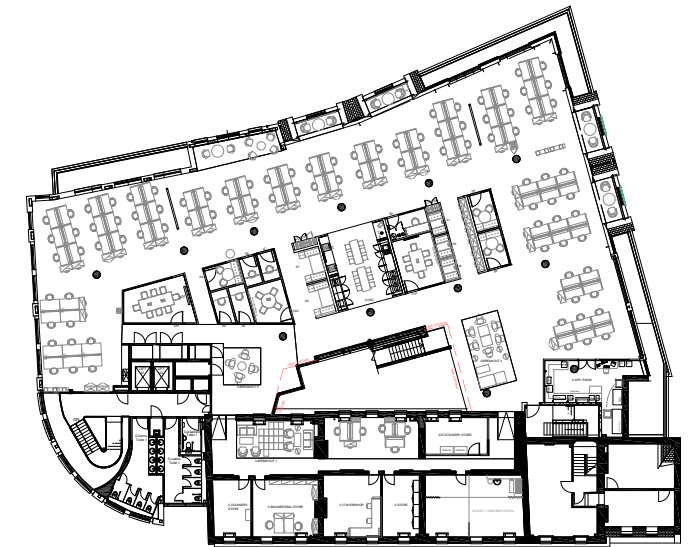
- ❖ 3rd floor totalling 13,371 sq ft
- ❖ Flexible terms available
- ❖ Prestigious business address located on the corner of Queen Square and Thunderbolt Square
- ❖ Fully fitted with several meeting and collaboration spaces

## Description

Built in 2015, 66 Queen Square is an iconic building on the corner of Bristol's Queen Square. The building totalling 61,500 sq ft, comprises a modern office block alongside a Grade II listed Georgian terrace.

The 3rd floor provides a contemporary and stylish office space which can be offered fully furnished. The space benefits from the following specification.

- Board room with conference facilities
- Video conferencing rooms / meeting rooms
- Large kitchen and breakout area
- Several collaboration and smaller meeting spaces
- 92 x workstations with standing desk option
- VRF Comfort Cooling & LED lighting
- New shower and changing facilities
- Secure cycle storage and showers in the car park
- EPC A
- BREEAM 'Excellent'





### Terms

The 3rd floor is available by way of a sublease of an effective Full Repairing and Insuring lease expiring September 2030, with a rent review in Q1 2025. The current passing rent is £27.66 psf, however the space is available fully fitted at a premium level which is to be agreed.

### Legal Costs

Each party to be responsible for their own costs incurred in the transaction.

### Further Information

**Seonaid Butler**

07885 250476

[Seonaid.butler@cs-re.co.uk](mailto:Seonaid.butler@cs-re.co.uk)

**Andy Heath**

07796 693661

[Andy.heath@cs-re.co.uk](mailto:Andy.heath@cs-re.co.uk)

