

K<sup>o</sup>  
kings  
orchard

One Queen Street • Bristol

[kingsorchardbristol.co.uk](http://kingsorchardbristol.co.uk)







# K<sup>o</sup>

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## Landmark Building Unique Environment

3,370 sq ft & 7,070 sq ft

Kings Orchard offers a unique working environment to suit your business needs. Whether you require Grade A or Plug & Play we can accommodate you.

The current available spaces are situated on the ground and 4th floors with access via the manned reception and enjoy an outlook over the Floating Harbour.

Externally the offices offer a prominent position in Bristol's Business District. Internally they are modern, light and airy.

Kings Orchard is strategically located within 200 metres of the city's inner ring road, providing direct access to the M32 and M4/M5 motorways. Bristol Airport is only 20 minutes away.





## Part Ground Floor Plug & Play

3,370 sq ft (313.1 sq m)\*

### Ground Floor specification includes:

- Fully fitted 'plug & play' suite
  - 41 desks (including sit/stand desks)
  - VRF cooling / heating system
  - Full access raised floor
  - Suspended ceiling with inset LED lighting
  - Manned reception desk
  - Secure cycle storage
  - 3 partitioned meeting rooms
  - Bookable meeting rooms
  - Fitted kitchen and breakout area
  - 1 car parking space, available on a separate licence
- \* Floor area can be reduced to 2,746 sq ft (255.1 sq m) if required



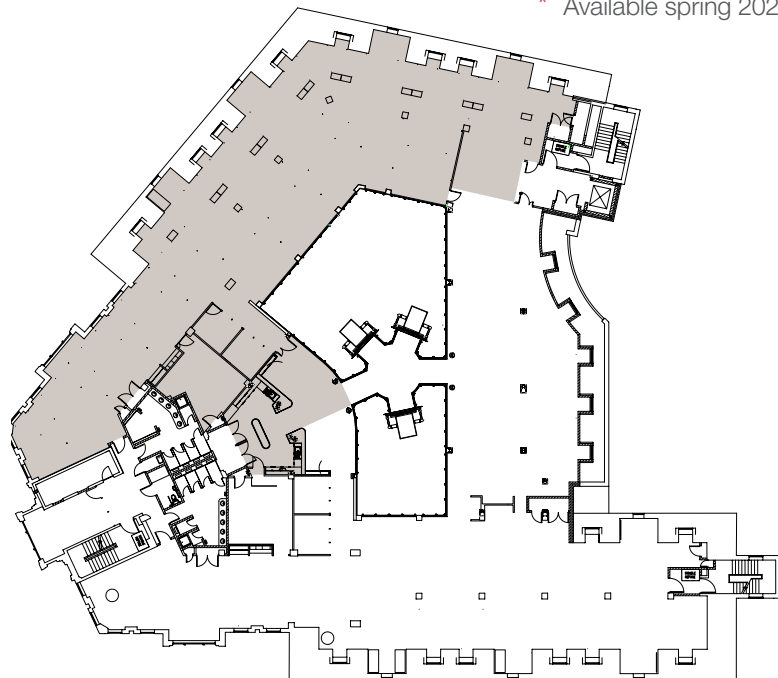
## Fourth Floor - Suite B Grade A

7,070 sq ft (656.8 sq m)\*

### Fourth Floor specification includes:

- 24/7 security
- Full height glazed atrium
- Raised floors throughout
- VRF Comfort cooling/heating system
- Suspended ceiling with inset LG3 lighting
- Male/female/disabled WCs on each floor
- Secure basement car parking and cycle parking available
- Lift from basement car park
- Three central passenger lifts from ground level
- DDA compliant
- Shower facilities
- Double glazing throughout

\* Available spring 2024





## Perfectly Placed

Get in touch

### Tenure

Both suites are available on new sub-leases on FRI terms for a period to be agreed.

### Quoting Rent

On application.

### EPC

Band C - 75.

### Legal Costs

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

### Viewing

Strictly through the sole agents.

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YOUNG**

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### Paul Williams

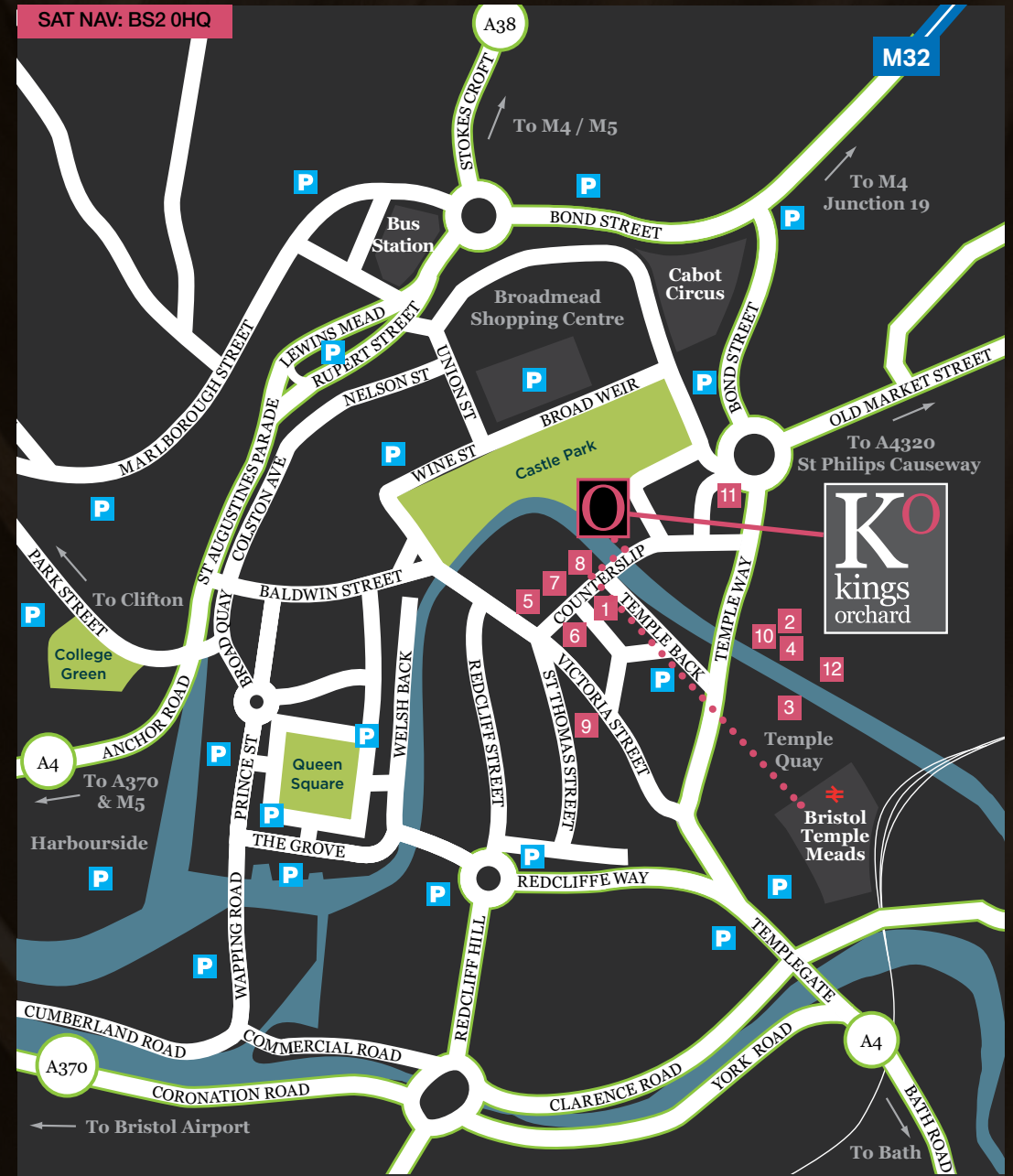
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|-------------------------|------------------------|--------------------|
| 1. Osborne Clark        | 5. Michelmores         | 9. RSM             |
| 2. Institute of Physics | 6. Ernst & Young       | 10. NatWest Group  |
| 3. Bank of Ireland      | 7. BDO                 | 11. Irwin Mitchell |
| 4. DAS Insurance        | 8. Simmons and Simmons | 12. Grant Thornton |

••• 10 minute walk to Temple Meads Railway Station

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