

**Last Suite Available of 1,593ft<sup>2</sup> (148m<sup>2</sup>)  
with 2 parking spaces**



# Welcome

*to a Modern Office Experience...*

PS21 comprises a self-contained four storey office building located on Prince Street in the heart of Bristol city centre. The last suite comprises the part ground floor of 1,593 ft<sup>2</sup> (148 m<sup>2</sup>). Existing occupiers include QBE, Kinex, Ricardo, Rapleys, PIB Insurance, MWH & Iken Business.

The building has undercroft car parking with a secure area for cycle storage and shower facilities on the ground floor.





# Located *in the Heart of Bristol...*

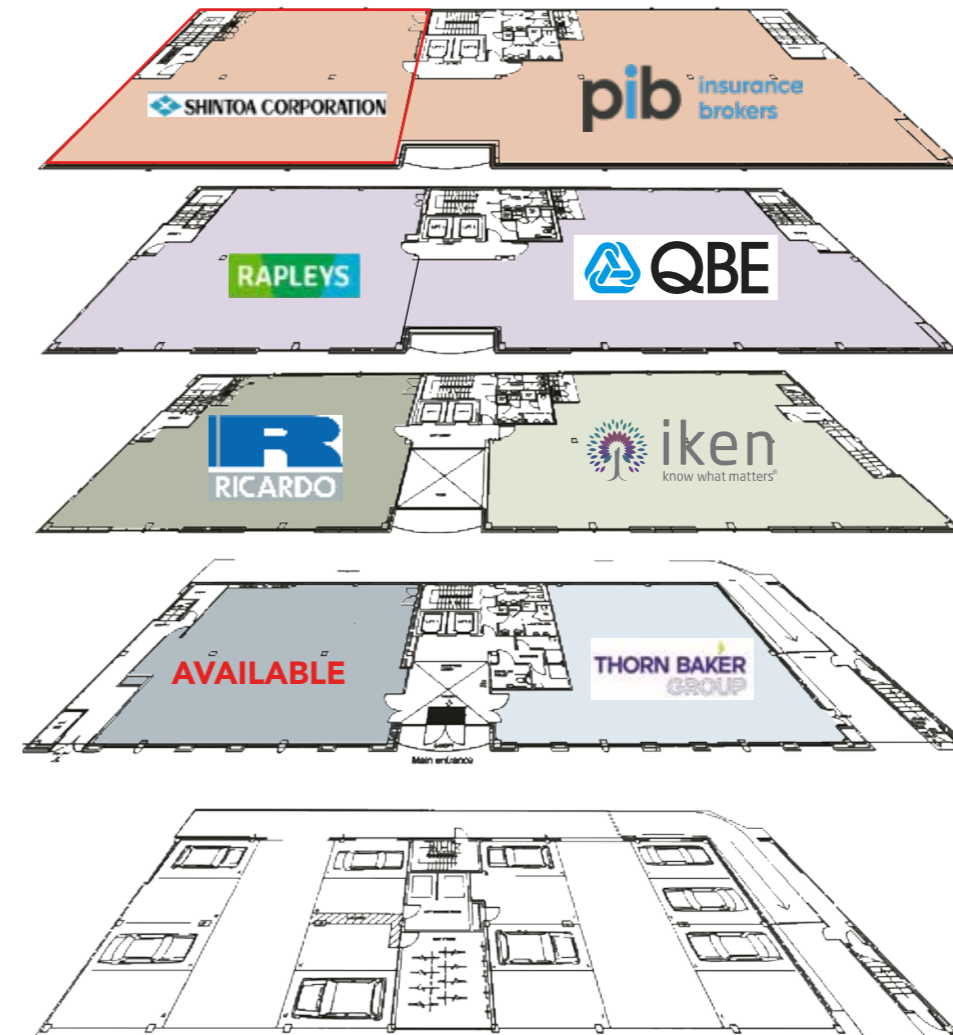
PS21 is located at the junction of Prince Street and Thunderbolt Square and is immediately adjacent to Queen Square and the Harbourside. Occupiers have ready access to green spaces, the Floating Harbour, bars, shops and restaurants. Temple Meads station is within a 15 minute walk.

Other occupiers in the immediate vicinity include Veale Wasbrough Vizards Solicitors, KPMG, Handelsbanken and Just Eat.





Typical floor



The ground floor suite at PS21 offers a newly refurbished, high quality office space with double-glazed windows to the front and rear, providing good levels of natural light. There is direct access to the suite via it's own front door from Prince Street with a second access off the shared main reception. Access to the undercroft car park and cycle storage are to the side of the building via an access controlled gate.

You enter the building via an impressive double height reception from which there is access to the two ground floor suites, the two 8 person passenger lifts, showers and the main stairs. Each floor offers accommodation with a regular configuration accessed from the central core.

**PS21 provides the following specifications:**

- VRV air conditioning
- Metal tiled suspended ceiling
- LED lighting
- Carpet
- Full access raised floors
- Double height reception with feature finishes
- Two refurbished 8 person lifts
- Shower facilities
- Refurbished WC accommodation including disabled facilities
- The suite benefits from two car parking spaces
- Secure basement and external cycle storage

Third Floor North	Let to Shintoa	
Third Floor South	Let To PIB	
Second Floor South	Let To QBE	
Second Floor North	Let To Rapleys	
First Floor South	Let To Iken	
First Floor North	Let To Ricardo	
Ground Floor South	Let To Thorn Baker	
Ground Floor North	1,593 ft <sup>2</sup>	148 m <sup>2</sup>
<b>TOTAL</b>	<b>1,593 ft<sup>2</sup></b>	<b>148 m<sup>2</sup></b>





- ① Cow & Sow
- ② Arnolfini
- ③ Pitcher & Piano
- ④ Sainsbury's Local
- ⑤ Fish
- ⑥ The Old Duke
- ⑦ Spicer & Cole
- ⑧ Coffee #1
- ⑨ Harbour House
- ⑩ Riverstation
- ⑪ Mud Dock

**Right**  
*at the heart of Bristol...*



[www.ps21bristol.com](http://www.ps21bristol.com)

**Terms**

The accommodation is offered on new full repairing and insuring leases via a service charge.

**EPC**

This building has an EPC rating of C - 72

**Contact**

For further information please contact the agents:

**0117 945 8814**  
[KnightFrank.co.uk](http://KnightFrank.co.uk)

[julian.watts@knightfrank.com](mailto:julian.watts@knightfrank.com)  
[polly.smart@knightfrank.com](mailto:polly.smart@knightfrank.com)

**0117 917 2000**  
[www.colliers.com/uk/offices](http://www.colliers.com/uk/offices)

[james.preece@colliers.com](mailto:james.preece@colliers.com)  
[will.morris@collier.com](mailto:will.morris@collier.com)



**Robert Hitchins**  
 The Complete Development Solution

**01242 680694**  
[www.robert-hitchins.co.uk](http://www.robert-hitchins.co.uk)

Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. Photographs and plans for illustrative purposes only. March 2023