

# PS21

BRISTOL | BS1 4PH



Welcome to a  
Modern Office Experience...



PS21 is a self-contained four storey office building located on Prince Street in the heart of Bristol city centre.

Other occupiers include:

THORN BAKER  
GROUP



SHINTOA CORPORATION



RICARDO

Member of WSP

RAPLEYS



iken

Pure  
Cremation





VRV air conditioning



Metal tiled suspended ceiling



EV Chargers



Full access raised floors



Two 8 person lifts



Shower facilities



Each suite benefits from two car parking spaces



EPC A



Secure basement and external cycle storage



# 2nd & 3rd Floor Office Suites



The 2nd and 3rd floor suites offer open plan high quality office space with kitchenette facilities. An abundance of natural light from front and rear windows. Efficient floorplate to allow ease of fitting out to suit your requirements.



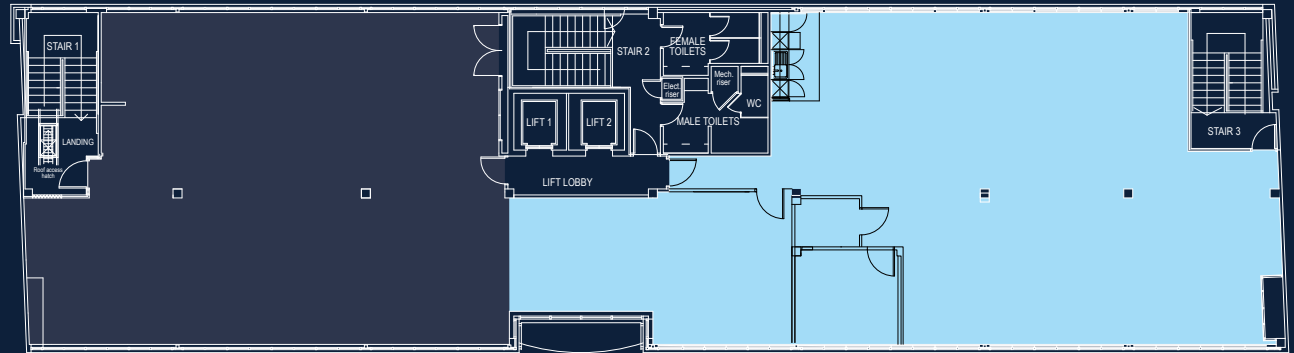
Both suites are due for refurbishment.

# Availability

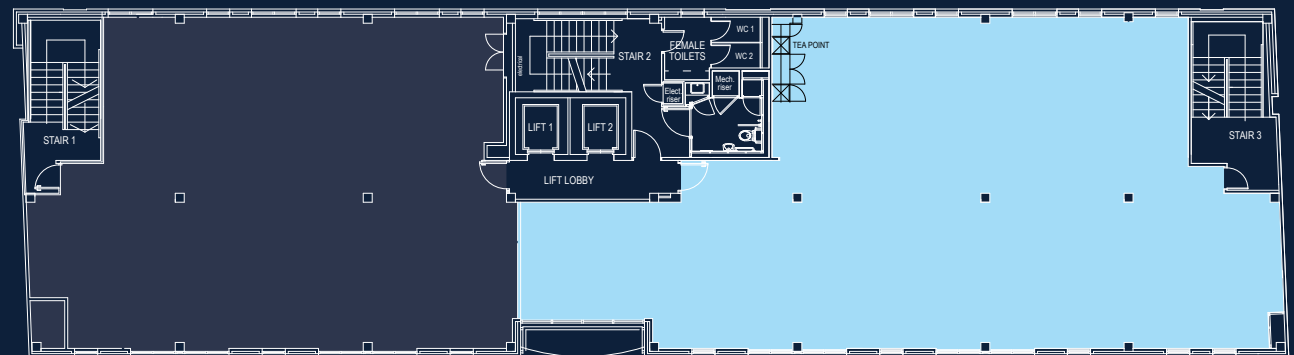
You enter the building via an impressive double height reception from which there is access to the two 8 person passenger lifts, showers and the main stairs. Each floor offers accommodation with a regular configuration accessed from the central core.



Both suites are due for refurbishment.



**Third Floor South** | 2,397 Sq Ft (222.7 Sq M)



**Second Floor South** | 2,288 Sq Ft (212.6 Sq M)



Access to the undercroft car park and cycle storage are to the side of the building via an access controlled gate.



## LOCATED IN THE HEART OF BRISTOL



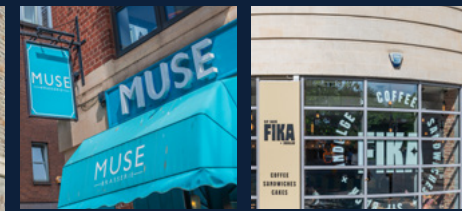
15 minute walk to Temple Meads station



Close proximity to Wapping Wharf / Harbourside

21 Prince Street 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.

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





# PS21

- 1 Queen Square
- 2 Harbourside
- 3 Wapping Wharf
- 4 Temple Meads
- 5 St Nicholas Market
- 6 Bristol Hippodrome
- 7 Cabot Circus
- 8 M32





# PS21

## FURTHER INFORMATION

### TERMS

The accommodation is offered on new full repairing and insuring leases on terms to be agreed.

### VIEWING

For further information please contact the agents:



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