

32

Queen Square, Bristol

QS

An Elite Business Address





Majestic Workspace

3,012 – 13,116 sq ft (280 – 1,219 sq m)
Re-imagined office space with parking in
one of Bristol's most enviable addresses.

31–32 Queen Square sits in one of Bristol's most
attractive and prestigious office locations.



Queen Square

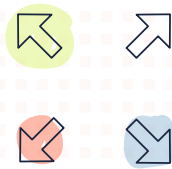
Bristol BS1 4ND

Situated within the heart of Bristol's commercial centre, Queen Square benefits from easy access to a range of bars, restaurants and hotels.

Temple Meads railway station is located just 0.5 miles away and the M32 and the national motorway network are approximately 1 mile away and can be accessed via the ring road.



Contemporary Specification



3,012 – 13,116 sq ft
(280 – 1,219 sq m)



Comprehensively
refurbished



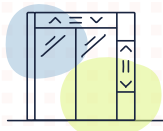
Prestigious
building and
address



Refurbished secure
reception area with
intercom entry



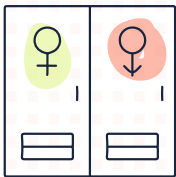
Secure basement
car parking



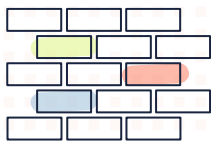
Lift access to
all levels



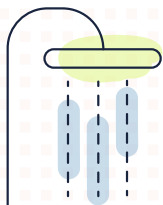
New Daikin VRV
AC System



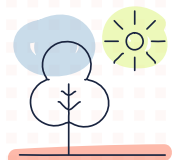
Refurbished
demised WCs



New feature wall
installed in lightwell



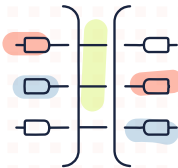
New end of journey
shower facilities



Excellent
natural light



Raised
floors



Underfloor trunking
(3rd floor)



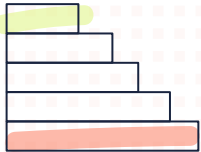
Indicative Fit Out – Computer generated image, details may vary.

MONOLITH
VISUALS

A Sustainable Focused Refurbishment

This refurbishment reflects a carbon footprint of 330 kg CO₂e/m² over 60 years.

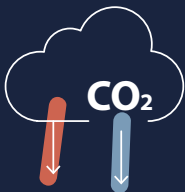
Earning OneClick LCA's top 'Carbon Heroes' A330 rating and outperformed industry standards, coming in 112% below the RICS Building Carbon Database (offices) benchmark and beating LETI 2030 targets for exceptional embodied carbon reduction.



Energy Performance
Certification:
Targeting B



Active Score:
Gold



Carbon Savings Achieved
The building project saved 402 tonnes of CO₂e.



UK Resident Comparison
This is equivalent to the annual carbon footprint of approximately 50 UK residents (average footprint: ~8 tonnes CO₂e/person/year).



Driving Equivalent
The savings are equal to driving 1.57 million miles in a typical petrol car (emissions: 0.256 kg CO₂e/mile).



Flight Comparison
The savings match the emissions of 213 return flights from London to New York per passenger (1.89 tonnes CO₂e per flight).



Tree Absorption
The carbon saved is equivalent to the lifetime CO₂ absorption of approximately 6,700 trees (60 kg CO₂e/tree over 10 years).



Home Heating Equivalent
The savings are equal to heating 170 UK homes for a year (average: ~2.36 tonnes CO₂e/home/year).

Inspirational Workplace





Indicative Fit Out – Computer generated image, details may vary.

Harbour Views

Situated on the South side of the Square the building benefits from secure basement parking for cars and bikes. There is also additional public parking located directly behind the property on the Grove.

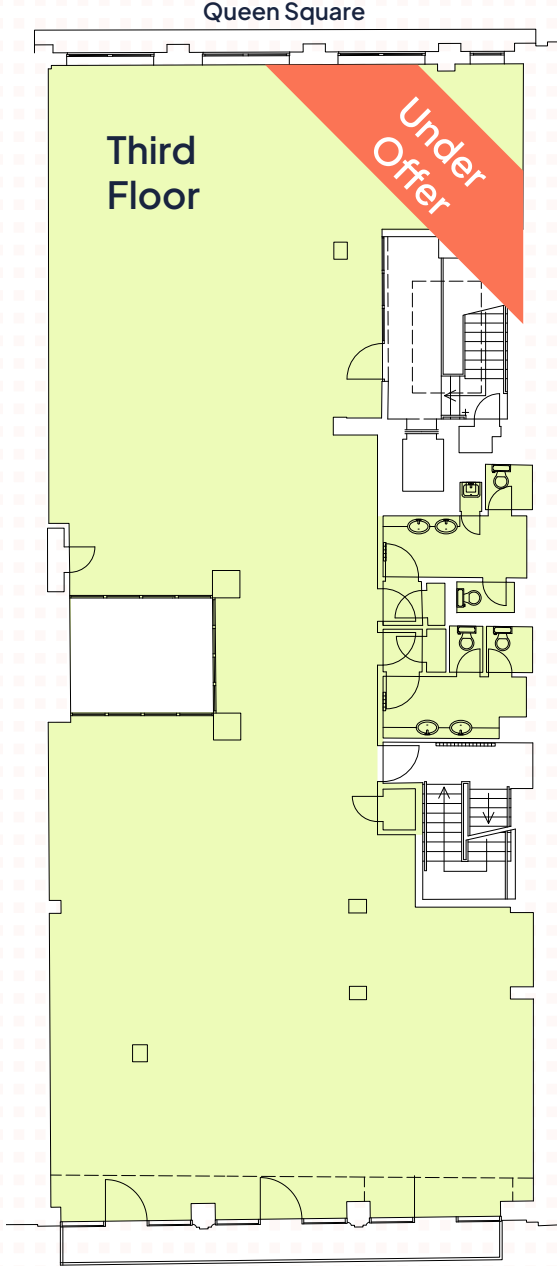
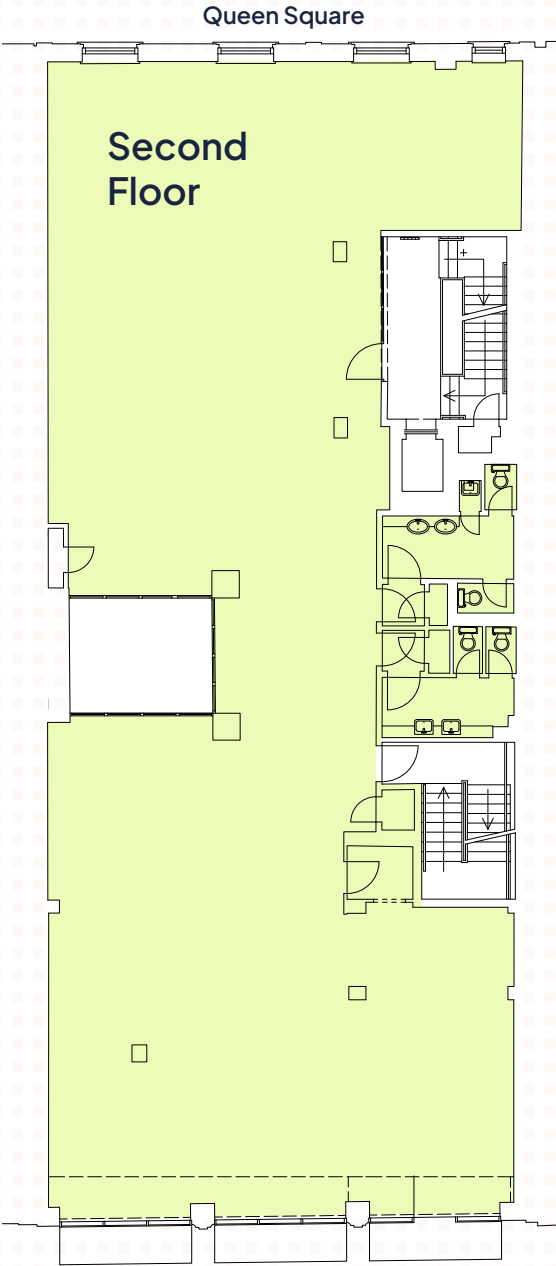
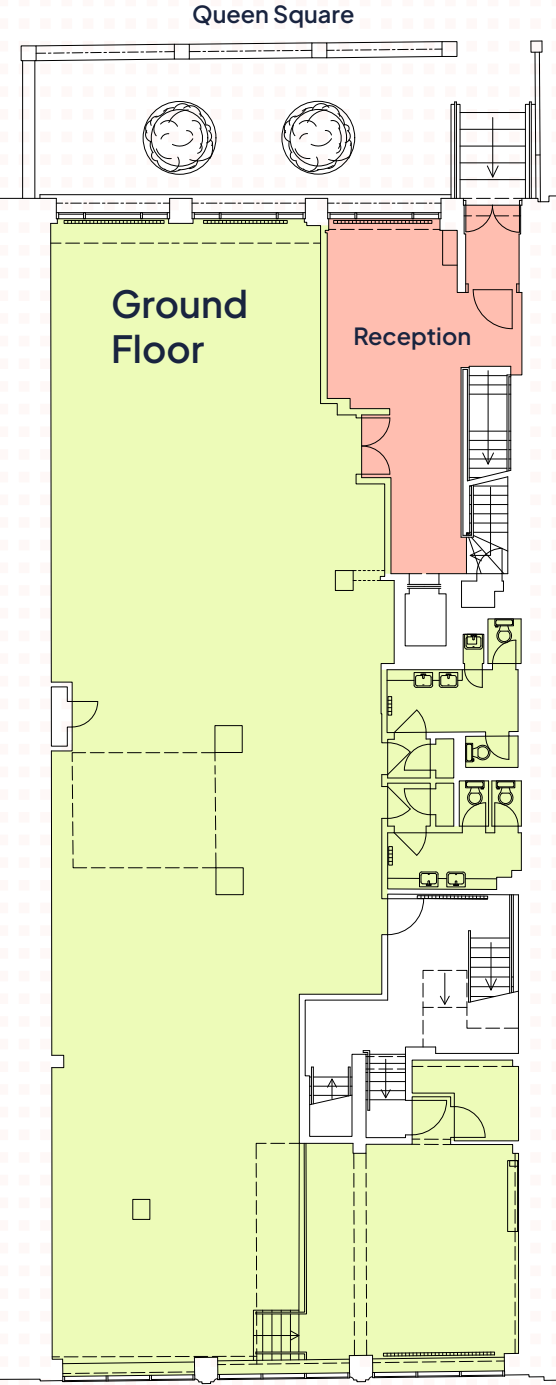
The floors have exceptional natural light as well as views of Queen Square and the Floating Harbour to the rear.

Natural Light



Re-imagined Office Space

Accommodation	Sq Ft	Sq M	Parking
3rd Floor	3,398	316	3 spaces
2nd Floor	3,359	312	3 spaces
1st Floor	3,347	311	3 spaces
Ground Floor	3,012	280	2 spaces
Total	13,116	1,219	11 spaces



32 QS

Further Information

Energy Performance

A full report is available upon request.

Rateable Value

We recommend that interested parties make their own enquiries with the local billing authority as to the exact rates liability.

Tenure

A new effective full repairing and insuring lease by way of a service charge is available direct from the landlord.

Rent

Upon application.

VAT

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

Legal Costs

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

Anti-Money Laundering

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



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On the instructions of



Robert Hitchins

The Complete Development Solution

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