



Kings Orchard

1 Queen Street | Bristol | BS2 0HQ

PRIME CENTRAL BRISTOL REPOSITIONING OPPORTUNITY

Kings Orchard offers a rare opportunity to reposition a prime office building in central Bristol, overlooking the Floating Harbour.

- Occupying a unique location overlooking the Floating Harbour, within walking distance of Temple Meads and Bristol's shopping quarter.
- Extending to 90,473 sq ft of office accommodation arranged over ground and five upper floors.
- Undercroft secure car parking for 45 vehicles.
- Feature full height glazed atrium.
- Let on an FRI lease to Bevan Brittan LLP expiring 13 March 2027 at a passing rent of £2,033,000 per annum. The tenant is anticipated to vacate at lease expiry.
- Rent equates to only £22.47 per sq ft, offering significant reversionary potential representing a 59% discount to Bristol's current prime rent of £55 per sq ft.
- 0.8 acre site.
- Sitting in front of Castle Park View, currently Bristol's tallest building at 26 storeys, offering a potential significant massing opportunity.
- Freehold.

PROPOSAL

We are instructed to seek offers of **£15,800,000 (Fifteen Million Eight Hundred Thousand Pounds)** only. Subject to contract and exclusive of VAT, reflecting a **net initial yield of 12.06%** (assuming Purchaser's costs at 6.43%) and a **capital value per square foot of £174.64**.



Digital and Tech

Bristol is one of the biggest tech hubs in the Country with the largest tech workforce in the South West and home to five Unicorns including Graphcore, Ovo Energy, Pax8, Pismo and Vertical Aerospace.

Aerospace and Advanced Engineering

Over ten World leading aerospace companies are based in the region, with specialist expertise in composites, robotics and additive layer manufacturing.

Financial and Professional Services

Bristol is one of the largest professional and financial services clusters in the South of England, with leading industry players such as Lloyds, Axa and Hargreaves Lansdown located here. The region's legal sector is equally strong, home to 26 of the UK's top 100 law firms and a growing legal tech community driving legal innovation.



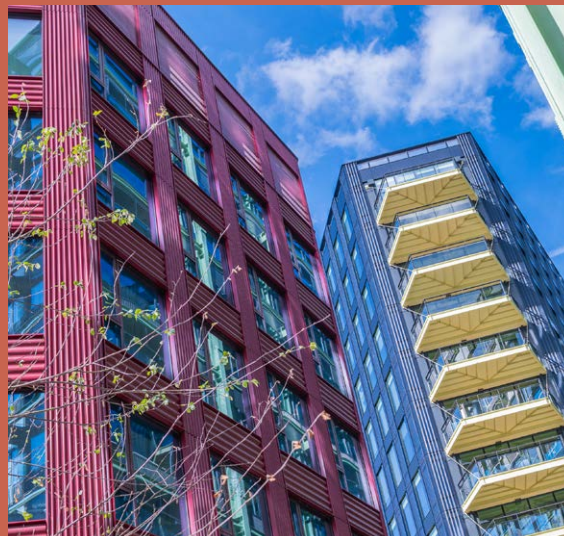
CULTURE

Bristol is a thriving cultural hub encompassing everything from art, history, music, sport and theatre, and in the Aviva Arena Bristol will be home to a 20,000 seat arena at Brabazon, Filton, opening in 2028. The City benefits from two outstanding Universities with circa 70,000 students between them, supporting one of the highest graduate retention rates in the UK and a strong skilled labour pool.

The City is famed for hosting major cultural celebrations such as the Bristol International Balloon Festival, St Paul's Carnival, Upfest (Bristol's largest Street Art carnival) and the City is officially bidding to become the UK's City of Culture for 2029.

CREATIVE

As a member of the UNESCO Creative Cities Network, there are over 130 production companies based in Bristol, generating over £650 million gross value added.



✈ Air

Bristol International Airport is a 20 minute drive from Bristol City Centre, offering access to over 100 destinations across the UK, Europe, the US, Canada and Africa.

🚆 Rail

Temple Meads Railway Station is a 5 minute walk from the subject property, providing direct routes to most of the UK's regional cities. London Paddington is 79 minutes away with four trains an hour at peak.

🚗 Road

The City Centre is located 4 miles from the M4/M5 motorway interchange, providing quick access to the North and South of England, and direct routes Eastward towards London and Westward to Wales. The M32 links the City Centre with the M4.

🚢 Port

Bristol is home to the UK's most centrally located deep sea port, with 67% of the UK population within 250 kilometres.

🚲 Bike

Bristol is the UK's first Cycling City (established in 2008), with 75 miles of commuter routes and is home to Walk Wheel Cycle Trust, the Country's leading sustainable transport charity.



Offering access
to over 100
destinations



UK's most
centrally located
deep sea port



Four trains an
hour at peak
to London



Bristol is the
UK's first
Cycling City

Bristol has one of the strongest, fastest growing and most resilient major urban economies in the UK.



High GVA

Bristol boasts a high gross value added per head, consistently ranking amongst the top urban economies outside London.

National Contribution

The City is a net contributor to the UK Exchequer, growing faster than the regional and national average over the past two decades.

Fintech

Features the highest density of Fintech start ups and scale ups outside of London.



Digital and Tech

Recognised as one of the UK's most productive Tech Clusters, excelling in cyber security, robotics, quantum technologies and life.

Aerospace and Engineering

A power house sector with over £2.7 billion anchored by major global players such as Airbus and Rolls Royce.

Creative and Media

Home to over 6,000 creative businesses and production houses including Aardman Animations and the BBC Natural History Unit.

Education

Two World class Universities supporting one of the highest graduate retention rates and a strong skilled labour pool.

Employment

79.6% Employment rate for Bristol for the year ending December 2025, well above the UK average (75.5%).

Sustainability

The region aims to be carbon neutral by 2030, 20 years ahead of the UK target and the UK's first Cycling City.

Unique position in Bristol's central business district.

Kings Orchard occupies a unique position in Bristol's central business district, having extensive frontage to the Floating Harbour and overlooking Castle Park, which separates Kings Orchard from Cabot Circus and Quakers Friars, Bristol's retail and leisure offer.

The property is situated in close proximity to the Temple Way roundabout (Inner Ring Road – A4044) providing immediate access to the M32 via the A420 and A4320, and to Bath and South via the A4 and the A37.

The property is accessed via Queen Street to the rear and overlooks the Floating Harbour to Finzels Reach.

Finzels Reach, accessed by St Phillips Bridge / Counterslip provides not only the prime office location in Bristol but offers a number of independent restaurants, bars, a regular street food market and a Premier Inn Hotel in addition to flats and apartments.



Sat Nav: BS2 0HQ

In addition to the prime office development of Finzels Reach and Temple Quay, the property sits just to the North of the Assembly, a modern office development funded by Axa, where tenants include BT Plc, Knight Frank LLP, Clarke Willmott, Nordic Semiconductor and Arcadis.

Graphcore Semiconductors recently took a new lease of the entirety of 1 Georges Square, a 68,500 sq ft building at a then

record rent of £52.50 per sq ft. Other notable office occupiers nearby include EY, Barclays Wealth and Investment Management, Osborne Clark, BBC, Thrings Townsend, Michelmores LLP and Deloitte. Kings Orchard sits immediately in front of Castle Park View, a landmark 26 storey residential tower providing 375 homes.

Nearby Developments

01 St Mary le Port

Currently being demolished, MEPC are developing this prominent site at the western end of Castle Park, which will comprise a mixed use urban quarter, providing offices, residential, retail and leisure amenities to this location.

02 1 Passage Street

Currently a cleared site, planning has been granted for a Net Zero 106,000 sq ft Grade A BREEAM Outstanding office building above a café and gym.

03 Soapworks, Broad Plain

An application has been submitted for the former Gardiner Haskins site, to provide a mixed use scheme comprising 150,000 sq ft of offices, leisure and retail space and 243 residential dwellings.

04 The Galleries

Planning permission has been received to redevelop this 1980s shopping centre for a mixed use scheme including retail, leisure, 450 new homes, offices and purpose built student accommodation for up to 750 students.



- 01 HM Revenue & Customs
- 02 pwc Grant Thornton
- 03 Burges Salmon
- 04 Bank of Ireland
- 05 energy
- 06 Osborne Clarke Deloitte.
- 07 EY
- 08 BARCLAYS B B C
- 09 GRAPHCORE
- 10 ARUP
- 11 Stantec
- 12 Knight Frank NORDIC SEMICONDUCTOR
ARCADIS *clarke willmott



DESCRIPTION

The property comprises a modern office building extending to 90,473 sq ft arranged over six floors.

Extensively refurbished and extended in 2007, the property benefits from a full height glazed atrium through the centre of the building, and an impressive four storey glazed entrance overlooking Queen Street.

The property includes secure undercroft car parking for 45 vehicles, a ratio of 1:2010 sq ft. The property benefits from flexible floor plates arranged around the atrium and capable of sub-division and benefits from the following specification.

- VRF comfort cooling / heating system.
- Suspended ceilings.
- Double glazing throughout.
- 3 Central passenger lifts from ground level and 1 lift from car park to floors 1 – 4.
- Male, female and disabled WC facilities per floor, including showers.

The property has an additional entrance fronting the Floating Harbour, used for staff and tenants.

Bevan Brittan has carried out substantial works under Licence, including a staff restaurant and fitness suite.



VRF comfort
cooling / heating
system



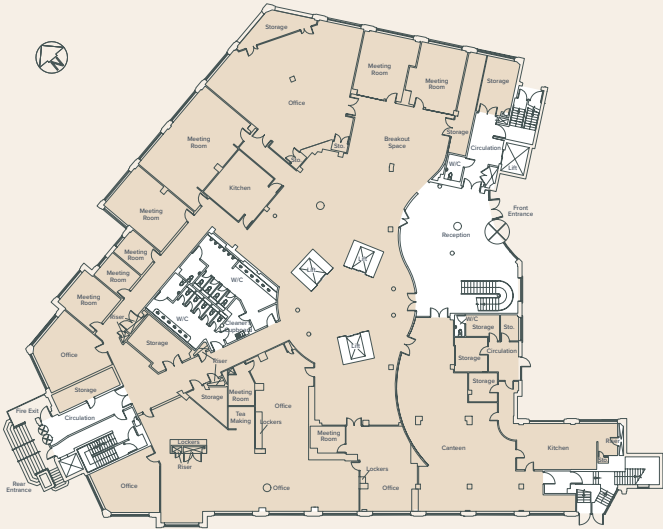
3 Central
passenger lifts



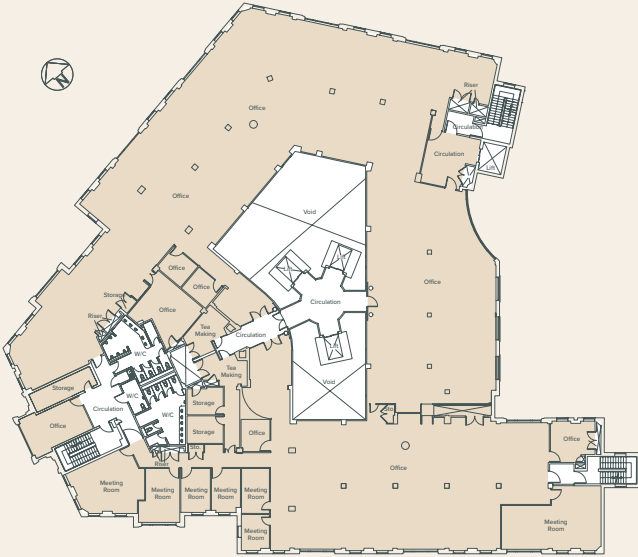
Shower
Facilities



Staff
Restaurant



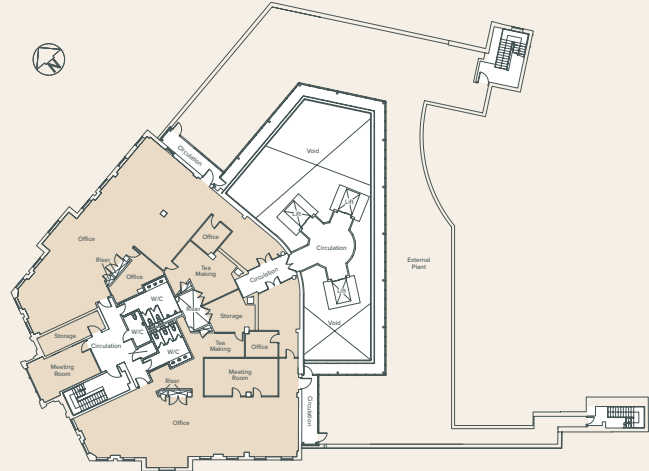
Ground



Typical Upper - 2nd Floor

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition. We summarise the net internal areas as follows:

Demise	Area (Sq Ft)
5th floor	5,819
4th Floor	15,329
3rd Floor	17,455
2nd Floor	17,446
1st Floor	17,025
Ground floor (office)	16,210
Ground floor (reception)	1,189
TOTAL	90,473



5th Floor





The entire property is let on a single full repairing and insuring lease to Bevan Brittan LLP for a term of 20 years from 14 March 2007, expiring 13 March 2027 at a passing rent of £2,033,000 per annum.

Bevan Brittan currently occupy ground and first floors only with part of the upper floors sub-let on leases to WSP, Close Brothers, FRP Advisory and Jubb Consulting Engineers. All sub-leases are outside the 1954 Act and rents range from £21.50 to £26.00 per sq ft.

Bevan Brittan LLP will be vacating the property at lease expiry.



TENURE

Freehold.

Bevan Brittan

Bevan Brittan LLP

Bevan Brittan is a leading, award winning commercial law firm, led by 100 partners with circa 725 employees, headquartered at Kings Orchard with further UK offices in Birmingham, London and Leeds.

For the year ending 13 April 2025 the Company posted a turnover of £84.6 million, a pre-tax profit of circa £20 million and shareholders' funds of £28.7 million. CreditSafe provide a rating of 99 A (very low risk).



With expected vacant possession by March 2027, Kings Orchard offers an exceptional opportunity to reposition the building to provide Grade A office space.

The passing rate equates to £22.47 per sq ft, compared to a current prime headline rent of £55 per sq ft, with new accommodation being quoted at £60 per sq ft. Grade A vacancy rate currently stands at only 1.5% and forecasted rental growth from 2026 to 2030 is 3.6% per annum. Bristol has a heavily constrained development pipeline, with no new build schemes on site, with limited supply providing an ongoing challenge to the Bristol prime office market.

Good quality refurbishments have already achieved rents in excess of £52 psf (One Georges Square) , with Embarq, located on Redcliff Quay , achieving rents in excess of £46 psf. Both Portwall Place and One Friary at Temple Quay, high quality office refurbishment/repositioning assets are currently in the market seeking rents in excess of £55 psf

Refurbished Offices Rental Comparables

Date	Address	Area Sq Ft	Tenant	Rent PSF	Lease
Q2 2026	Embarq Redcliff Quay	14,195	BDO LLP	£46.00	10 years
Q2 2026	Embarq Redcliff Quay	5,554	BNP Paribas Leasing Solutions	£46.00	7 year, break at 4
Q1 2026	One Georges Square Bath Street	68,504	Graphcore Semiconductors	£52.00	15 year lease, 10 year break
Q1 2025	Crescent Temple Back	22,892	Ovo Energy	£47.50	10 years

Add Value Investment Transactions

A number of central Bristol add value office opportunities changed hands in the last 12 – 18 months. Pertinent deals include:

Date	Address	Area Sq Ft	Price	NIY	Capital Value psf	WAULT (Break)	Purchaser	Comment
Under Offer	The Prudential Buildings Wine Street	61,564	Quote. £11,450,000	12.7%	£174	1	Under Offer	Main tenant vacating at lease expiry. Long leasehold with a 5% gearing.
June 2026	1 Cathedral Square Trinity Street	56,059	£12,150,000	13.85%	£217	2.5 (1.5)	Private Family Office	One tenant already vacated, remaining tenant likely to vacate at lease expiry.
Feb 2026	2 College Square Harbourside	52,507	£10,750,000	13.78%	£205	2.5	Investec / XLB	
March 2025	3 Temple Quay	106,751	£21,400,000	10.48%	£212	6.1 (4.7)	Greenridge Capital	14,555 sq ft vacant at point of sale.



Alternative Use Potential

The vendor has taken specialist planning advice and feasibility studies from Sycha Development Planning and Stride Treglown. The reports highlights massing potential, support for ongoing and intensified office use, residential use including BTR and Co-Living, in addition to a hotel. The example shown is an extension of the 5th floor, new 6th and part 7th floor plus club house, providing an additional 30,000sq ft NIA and 4600 sq ft of terrace areas. Copies of the reports are available upon request.

Key

- Proposed
- Consented
- Under Construction

Site

The site extends to 0.8 acres.

EPC

C (75)

VAT

The property is elected for VAT.

Anti-money Laundering

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

Data Room

Access is available upon request.

Contact

For further information, or to arrange an inspection, please contact:

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**Hartnell
Taylor Cook**

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