

32 QUEEN SQUARE

ROBERT HITCHINS

Location

BRISTOL

Value

£1.8M

Duration

24 Weeks

CLIENT

32 Queen Square is owned by Robert Hitchins Ltd, a UK-based property developer and investor with a diverse portfolio of commercial, industrial and retail assets across the South West and South Wales. Colliers were appointed to manage the project on behalf of the client. Colliers is a leading global real estate and professional services firm, providing project management, advisory, and property services to clients across the commercial property section.



BRIEF

BBI were appointed to deliver a CAT A refurbishment at 32 Queen Square, with the aim of modernising the building and enhancing its appeal to prospective tenants. The scope included the design of the building's communal spaces, along with a light refurbishment of the WC facilities, reception, and entrance lobby to improve the overall arrival experience and aesthetic. The project also involved a full mechanical and electrical design to upgrade the building services to modern workplace standards. The basement level was reconfigured to provide new shower facilities, a cycle store, and an upgraded car park, with structural works undertaken to support elements of the redesign.





PROJECT DELIVERY

The design of the building's communal spaces was developed by SRA Architects, who established the overall concept for the shared areas within the building. BBI were responsible for the design of the washrooms and basement shower facilities, ensuring these spaces aligned with the wider aesthetic while delivering practical, high-quality amenities for building users. A key feature of the project was a living wall installed within the central atrium, extending from the ground floor through to the third floor and creating a strong visual focal point within the communal areas. BBI also delivered the full M&E design, including HVAC systems and LED lighting, supporting modern building performance standards and enabling the building to achieve an EPC A rating and strong ESG credentials. Throughout the programme, careful coordination was required to manage noisy works and sequence trades effectively. BBI worked closely with the structural engineer to deliver the required structural modifications while maintaining the overall programme and design intent. Overall, the refurbishment successfully modernised the building's shared facilities while improving functionality and tenant amenities. Through coordinated design and delivery, the project enhanced the overall quality of the workspace, helping position 32 Queen Square as a more attractive and competitive offering within the local office market. As a result, 50% of the building was pre-let, with significant interest in the remaining floors.

