

# CENTRAL OFFICE FOR SALE (MAY LET)

Unit 102 (B & C) QC30, 30 Queen Charlotte Street, Bristol, BS1 4HJ



- A modern office suite located in the heart of Bristol city centre
- Available for sale by way of the long leasehold or to let
- Secure car parking and bike storage
- Approximately 1,511 sq ft (140.38 sq m).
- Excellent location within close proximity to Queen Square, Welshback, Bristol's Harbourside and the 'Old Quarter'.



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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COOK**  
0117 934 9977

## LOCATION

QC30 occupies a prominent location on Queen Charlotte Street, which links the historic Queen Square area with the traditional business and restaurant districts of Welsh Back and Baldwin Street. Situated nearby is a multi-storey car park (where annual permits are available), with Broadmead shopping centre and Cabot Circus all within walking distance. Temple Meads Railway Station is also situated within a 10 minute walk..

## DESCRIPTION

QC30 comprises a multi-occupancy, purpose built office building. The subject property is located on the first floor and offers

The building benefits from secure car park and bike storage, and communal WCs and shower.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 1,511 sq ft (140.38 sq m).

## CAR PARKING

There is one allocated car parking space available within a secure car park to the rear of the building which can be made available by way of separate negotiation.

## TENURE

The suite is available by way of a sale of the long leasehold interest.

Alternatively, consideration would be given to a new effectively full repairing lease with terms to be agreed.

## PRICE

£325,000 plus VAT.

## RENT

£15.50 per sq ft per annum exclusive.

## SERVICE CHARGE

The tenant will be responsible for the payment of a fair and reasonable proportion of the building service charge.

## EPC

The property has an EPC rating of C (61).

## PLANNING

Use Class E – therefore suitable for a wide range of uses.

## BUSINESS RATES

In accordance with the Valuation Office Agency website, the premises has the following designation:

Rateable Value:	£26,750
Rates Payable (2021/2022):	£13,348.25

*We recommend that interested parties make their own enquiries with the Valuation Office Agency to establish the exact rates payable.*

## VAT

We have been advised that the property is elected for VAT.

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

**FAO:** Luke Dodge  
**Tel:** 0117 934 9977  
**Email:** luke@burstoncook.co.uk

## SUBJECT TO CONTRACT

Updated March 2024

### CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

### ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

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