

# OPEN PLAN OFFICE SUITE TO LET

63 Queen Square, Bristol, BS1 4JZ



- A fourth floor office suite situated on the prestigious Queen Square and within close proximity to Bristol's harbourside.
- Attractive, studio style accommodation benefiting from a predominantly open plan floor plate.
- Approximately 2,506 sq ft (233 sq m).
- The building benefits from lift access & shower facilities.
- New lease available



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

Queen Square is said to be Europe's largest Georgian Square, which retains much of its original architectural style and has been greatly enhanced by the re-landscaping of the central Square. Pay & Display visitor parking is close at hand together with an NCP car park on Prince Street & Queen Charlotte Street.

Queen Square is also considered to be one of Bristol's prime office areas situated at the heart of the City offering good access to the inner circuit ring road which links to Bristol Temple Meads Railway Station. The property is located directly opposite the newly developed 66 Queen Square HQ office of KPMG and Narrow Quay House, occupied by Veale Wasborough Vizard.

There are a wide variety of amenities close at hand including Broadmead Shopping Centre and Cabot Circus, a host of restaurants and public houses in nearby King Street and Bristol's famous waterfront is within 75 metres.

## DESCRIPTION

The accommodation is located on the fourth floor fronting onto the historic Queen Square. The suite provides predominantly open plan, modern office accommodation with a specification to include wood effect floor coverings, kitchen, WC and shower, LED lighting, and two partitioned meeting rooms.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 2,506 sq ft (233 sq m).

## TENURE

The suite is available by way of a new, effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed.

## QUOTING TERMS

Upon application

## PLANNING

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



## EPC

The property has an energy performance rating of D (57).

## BUSINESS RATES

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

Rateable Value:	£32,750
Rates Payable (2021/2022):	£17,030

## VAT

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

*Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants*



## 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: Vicki Grimshaw BSc (Hons)

Tel: 0117 934 9977

Email: [Vicki@burstoncook.co.uk](mailto:Vicki@burstoncook.co.uk)

## SUBJECT TO CONTRACT

October 2022

### 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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