

FANTASTIC, CREATIVE OFFICE OFFERING OPEN PLAN SPACE

Second Floor, Queen Charlotte House, 53-55 Queen Charlotte Street, Bristol, BS1 4HQ



- Open plan floor plate behind a period façade
- High quality finishes
- VRV air conditioning system
- Contemporary showers, lockers, drying room and bike storage
- Approximately 3,889 sq ft (316 sq m)
- Situated at the heart of Bristol's central business district located just off Queen Square and backing onto the Welshback



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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 **BURSTON
COOK**
0117 934 9977

LOCATION

Queen Charlotte House occupies a prominent position on Queen Charlotte Street, which links the historic Queen Square area with the traditional business and restaurant districts of Welshback and Baldwin Street. Situated close by is a multi-storey car park with Broadmead shopping centre and Cabot Circus, within walking distance. There are also many amenities close by to include Spicer & Cole, Coffee #1, Sandwich Sandwich, Pret, together with a host of independent traders located in St Nics Market. Temple Meads Railway Station is also situated within a 10 minute walk.

DESCRIPTION

The available space is located on the second floor and provides an open plan floorplate finished to a high and contemporary standard. The floors benefit from a fitted kitchenette, floor boxes, exposed VRV cooling / heating system and LED lighting. There is also a passenger lift in the building.

In addition to this, the tenant will have the benefit of the communal WC, showers, lockers, drying room and ample bike storage.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 3,889 sq ft (316 sq m).

TERMS

The office is available to rent by way of new effectively full repairing and insuring lease for a term of years to be agreed. A service charge will also be payable.

RENT

£30.50 psf pax.

BUSINESS RATES

In accordance with the Valuation Office Agency website (www.voa.gov.uk), the office has the following designation:-

2nd Floor:

Rateable Value: £58,500

Rates Payable (2021/ 2022): £29,952

VAT

The building is elected for VAT and therefore VAT will be payable on all prices.

ENERGY PERFORMANCE CERTIFICATE

Rating = C (71).

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction



VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

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SUBJECT TO CONTRACT

August 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.

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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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