

# ONE OF THE FINEST OFFICES ON QUEEN SQUARE

48 Queen Square, Bristol, BS1 4LY

TO LET / MAY SELL



- A most impressive Georgian office building with a triple window façade and attractive views across Queen Square
- Approximately 3,539 sq ft (328.8 sq m)
- To let / may sell
- To be refurbished throughout
- Permitted use is as offices



Photo has been used purely for indicative purposes to demonstrate potential fit-out specification

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 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.

Situated at the heart of the City Centre, Queen Square offers good access to the inner circuit ring road which links to Bristol Temple Meads Railway Station. 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

Arguably one of the finest Georgian offices on Queen Square, this Grade II listed property provides accommodation over four floors, offering well proportioned, light and airy space. The lower ground floor could also be separately self contained with its own private entrance. The property is due to be refurbished throughout to a high and contemporary standard.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:

Lower Ground Board Room:	489 sq ft	45.4 sq m
Lower Ground Floor Stores:	486 sq ft	45.1 sq m
Ground Floor:	835 sq ft	77.5 sq m
First Floor:	878 sq ft	81.5 sq m
Second Floor:	851 sq ft	79.0 sq m
<b>Total:</b>	<b>3,539 sq ft</b>	<b>(328.8 sq m)</b>

## TENURE

The property is available to let as a whole, or consideration would also be given to a floor by floor letting.

Alternatively, consideration of a sale of the long 125 year lease from September 1986 would also be considered.

## BUSINESS RATES

The property requires a new, separate assessment.  
Further information can be provided upon request.

## RENT / PRICE

Upon application.

## PLANNING

Under the terms of the long lease, the permitted use is as office accommodation with ancillary storage

## VAT

We have been advised that the property is not VAT elected.

## EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/7416-3698-6948-7234-0454>

## 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: Finola Ingham MRICS

Tel: 0117 934 9977

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## SUBJECT TO CONTRACT

September 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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Indicative plan showing example floor plate

# PROPOSED PLAN : FIRST FLOOR

