

# MODERN, OPEN PLAN OFFICE SUITE TO LET

Unit G02 QC30, 30 Queen Charlotte Street, Bristol, BS1 4HJ



- A modern, predominantly open plan office with partitioned meeting rooms and kitchenette in situ.
- Secure bike storage and shower facilities.
- 2 car parking spaces.
- Approximately 1,729 sq ft (160.59 sq m).
- Within close proximity to Queen Square, Welsh Back and Bristol's '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

The office is located on the second floor and provides predominantly open plan accommodation fronting onto Queen Charlotte Street. The suite benefits from carpeting throughout, suspended ceilings with recessed LED lighting, air conditioning system, perimeter trunking, kitchen, and two partitioned meeting rooms.

Within the building, there is a passenger lift, communal WC's, and shared shower facilities together with on-site bike storage.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 1,729 sq ft (160.59 sq m).

## CAR PARKING

There are two allocated car parking spaces 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 new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed.

## RENT

£17.50 per sq ft per annum exclusive

## 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: £28,750.00

Rates Payable (2021/2022): £14,346.25

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

## EPC

An EPC has been commissioned and will be available for inspection.

## 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) / Finola Ingham MRICS

**Tel:** 0117 934 9977

**Email:** Vicki@burstoncook.co.uk / Finola@burstoncook.co.uk

## SUBJECT TO CONTRACT

Updated February 2023

### 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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