

MODERN, DUAL ASPECT OFFICE SUITE TO LET / FOR SALE

Unit 201 QC30, 30 Queen Charlotte Street, Bristol, BS1 4HJ



- A modern, predominantly open plan office suite with dual aspect windows.
- Secure bike storage and shower facilities.
- 1 car parking space.
- Approximately 1,099 sq ft (102 sq m).
- Within close proximity to Queen Square, Welsh Back and Bristol's 'Old Quarter'.
- Available by way of a new lease, or a sale of the long leasehold



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

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 space with a partitioned meeting room and kitchenette. The suite benefits from carpeting throughout, suspended ceilings with recessed lighting, and air conditioning.

QC30 benefits from passenger lift, communal WCs and shower, secure on-site bike storage, and a gated car park.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 1,099 sq ft (102 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 new lease on terms to be agreed, or by way of a sale of the long leasehold interest.

RENT / PRICE

£19,250 per annum exclusive.

£260,000 plus VAT.

PLANNING

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

EPC

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

BUSINESS RATES

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

Rateable Value: £12,250

Rates Payable (2024/2025): £6,112.75

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: Finola Ingham FRICS / Luke Dodge MRICS

Tel: 0117 934 9977

Email: Finola@burstoncook.co.uk / Luke@burstoncook.co.uk

SUBJECT TO CONTRACT

Updated January 2025

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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