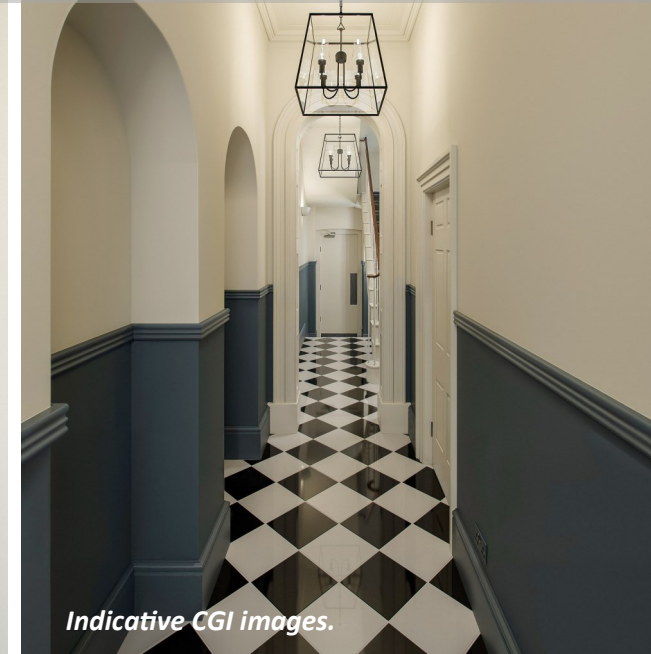


# AN IMPRESSIVE PAIR OF SELF-CONTAINED OFFICES TO LET

49 & 50 Queen Square, Bristol, BS1 4LW



*Indicative CGI images.*

- Bristol's finest business address within close walking distance of Bristol Harbourside, Finzels Reach, Bristol's 'Old Quarter' and Temple Meads railway station
- An impressive pair of period buildings available to lease individually, or as a pair and undergoing a striking transformation
- Approximately 1,909 - 4,192 sq ft (174 - 388 sq m)
- 5 car parking spaces located on Queen Square



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.

[www.burstoncook.co.uk](http://www.burstoncook.co.uk)

 **BURSTON  
COOK**  
0117 934 9977

## LOCATION

Queen Square is considered to be one of Bristol's prime office locations situated at the heart of the city centre and offering good access to the inner circuit ring road and walking distance to Bristol Temple Meads railway station. There are a wide variety of amenities close at hand including Broadmead Shopping Centre, Cabot Circus, a host of restaurants and public houses in nearby King Street and Bristol's famous waterfront is located within 75 metres.

## DESCRIPTION

49 & 50 Queen Square comprises 2 interlinking mid-terrace period properties situated over ground, first, second and third floor levels. Number 49 also incorporates basement storage. The properties benefit from good proportions and natural light and are undergoing a major refurbishment to include new decorations and floor coverings together with refurbished WC, shower, and kitchenette facilities, contemporary LED lighting and air conditioning (STP).

## ACCOMMODATION

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

	No 49		No 50	
	Sq Ft	Sq M	Sq Ft	Sq M
Ground	445	41	451	41
First	503	50	504	46
Second	525	48	516	47
Third	432	40	438	40
Basement	378	35	-	-
<b>TOTAL</b>	<b>2,283</b>	<b>214</b>	<b>1,909</b>	<b>174</b>

## CAR PARKING

49 Queen Square—2 car parking spaces

50 Queen Square—3 car parking spaces

## TERMS

The properties are available to rent by way of a new full repairing and insuring lease(s) for a term of years to be agreed. The properties are available to rent as a pair, or individually.

## QUOTING RENT

On application and parking is available by way of separate negotiation.

## PLANNING

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

## VAT

The properties and car parking spaces are elected for VAT and therefore VAT is payable.



## BUSINESS RATES

In accordance with the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)), the properties are currently rated together and as such will need to be re-assessed once the buildings are split.

## EPC

To be reassessed following completion of the refurbishment.

## 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

**Tel:** 0117 934 9977

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

## SUBJECT TO CONTRACT

June 2024

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