

# GROUND FLOOR WATERFRONT OFFICES

King William House, 13 Queen Square, Bristol, BS1 4NT



- Open plan, ground floor office with good natural light throughout
- Due to be refurbished—specification to be agreed
- Approximately 2,684 sq ft (249.3 sq m)
- Located just off Queen Square
- 5 minute drive / 14 minute walk from Bristol Temple Meads Railway Station



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

King William House is located on the Welshback in the heart of Bristol City Centre. The property is located a 5 minute drive / 14 minute walk away from Bristol Temple Meads Railway Station and a short distance walk to many local amenities, shops and restaurants to include Coffee#1, Spicer & Cole, Cow & Sow, The Riverstation, 6 O'Clock Gin's new floating bar and the new BOXHALL development, which when complete, will provide a new food hall offering premium food, beer and music.

## DESCRIPTION

The premises comprises a self contained, ground floor unit which will be accessible directly from Welshback or potentially via the main reception on Queen Square. The premises benefits from a good amount of natural light having several large floor-to-ceiling height windows to the front of the property and a large glazed roof light to the rear of the suite. The premises is subject to refurbishment the specification of which is to be agreed.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 2,684 sq ft (198.05 sq m).

## TENURE

The premises 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. There is a small service charge payable.

## RENT

Upon application—and subject to the agreed refurbishment.

## PLANNING

The permitted use is as offices, but consideration would be given to alternative uses.

## BUSINESS RATES

The premises is currently assessed with the adjoining unit and as such the business rates will need to be reassessed.

Interested parties are advised to make their own investigations to establish the exact rates payable.

## VAT

We have been advised that the property is elected for VAT.

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## EPC

The property has an energy performance rating of C (66).

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

## TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the joint agents:

### Burston Cook

**FAO:** Finola Ingham MRICS / Vicki Grimshaw BSc (Hons)

**Tel:** 0117 934 9977

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

### HTC

**FAO:** Natalie Bennett

**Tel:** 0117 9464534

**Email:** natalie.bennett@htc.com

## SUBJECT TO CONTRACT

October 2023

### CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (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.

