

# OFFICE SUITES ON QUEEN SQUARE—TO LET

47 Queen Square, Bristol, BS1 4LY



- An attractive office building available to let as a whole, or on a floor by floor basis
- Will be refurbished to a contemporary office standard
- Within close walking distance of Bristol Harbourside and Temple Meads Railway Station
- Office suites ranging from 321–2,099 sq ft (29.8–195.0 sq m)
- 2 car parking spaces available located on Queen Square
- E Class—suitable for a range of different uses



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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## 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

The property is located on the South West side of Queen Square and is a charming mid-terraced, Georgian period property dating from the early/mid 1800's which has been used and occupied as offices for several decades. The available space will be refurbished to a contemporary office standard and provides accommodation is situated over ground, basement and three upper floors, arranged as two rooms per floor, with WC facilities.

## ACCOMMODATION

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

Basement offices:	453 sq ft	(42.0 sq m)
Basement kitchen/store:	140 sq ft	(13.0 sq m)
Ground floor offices:	321 sq ft	(29.8 sq m)
Ground floor store:	62 sq ft	(5.7 sq m)
First floor offices:	374 sq ft	(34.7sq m)
Second floor offices:	376 sq ft	(34.9 sq m)
Third floor offices:	373 sq ft	(34.6sq m)
<b>Total:</b>	<b>2,099 sq ft</b>	<b>(194.7 sq m)</b>

*The property is available to rent as a whole consideration would be given to a letting on a floor by floor basis.*

## CAR PARKING

There are 2 car parking spaces demised with the building, located on Queen Square (Numbers 129 and 130).

## PLANNING

Use Class E – therefore suitable for a wide range of different uses such as medical, office, leisure etc.

## TENURE

The property is available to lease by way of a new full repairing and insuring lease for a term of years to be agreed.

## SERVICE CHARGE

Consideration will also be given to a floor by floor letting and in this respect a service charge will be set up to cover the cost of any shared or communal items.

## RENT

Upon application.

## BUSINESS RATES

The business rates will need to be reassessed (as they are currently linked with Number 48).

## VAT

We have been advised that the building is not elected for VAT.

## EPC

An EPC will be provided post 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 agents:

**Burston Cook**

**FAO:** Finola Ingham FRICS

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## SUBJECT TO CONTRACT

March 2024

## 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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