

FANTASTIC CREATIVE OFFICE—TO LET

Ground Floor, Queen Charlotte House, 53–55 Queen Charlotte Street, Bristol, BS1 4HQ



- New lease available
- High quality finishes with VRV air conditioning system
- Contemporary showers, lockers, drying room and bike storage
- Approximate NIA of 3,098 sq ft (288 sq m)
- Situated at the heart of Bristol's central business district located just off Queen Square and backing onto the Welshback



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

Queen Charlotte House occupies a prominent position on Queen Charlotte Street, which links the historic Queen Square area with the traditional business and restaurant districts of Welshback and Baldwin Street. Situated close by is a multi-storey car park with Broadmead shopping centre and Cabot Circus, within walking distance.

There are also many amenities close by to include Spicer & Cole, Coffee #1, Sandwich Sandwich, Pret, together with a host of independent traders located in St Nics Market. Temple Meads Railway Station is also situated within a 10 minute walk.

DESCRIPTION

The office is located on the ground floor and is entirely self contained, offering a single floor of open plan working space. The accommodation is finished to a high and contemporary standard, offering many unique and interesting finishes and fittings to include:-

- Exposed VRV cooling / heating system
- Designated reception area
- 2 WC's and disabled WC
- Glazed board room and two 'zoom' rooms
- LED lighting
- Self contained with own entrance
- Scaffolding feature doors
- Floor boxes
- Fitted kitchenette

In addition to this, the tenant will be able to use the shower facilities in the adjacent building which includes showers, lockers, drying room and ample bike storage.

ACCOMMODATION

In accordance with RICS Code of Measuring Practice, the premises has an approximate net internal floor area of 3,098 sq ft (288 sq m).

TENURE

The property is available to rent by way of a new lease for a term of years to be agreed. A service charge will also be payable.

RENT

Upon application.

PLANNING

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

EPC

The property has an Energy Performance rating of C (71).

BUSINESS RATES

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

Rateable Value: £43,750
Rates Payable (2025/2026): £21,831.25

Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.

VAT

The building is elected for VAT and therefore VAT will be payable on all prices.

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

SUBJECT TO CONTRACT

March 2025



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