

OPEN PLAN OFFICE WITH PRIVATE ROOF TERRACE - TO LET

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



- Open plan suite behind a period façade
- High quality finishes with air conditioning system
- Contemporary showers, lockers, drying room and bike storage
- Approximate NIA of 2,854.98 sq ft (265.22 sq m)
- Situated at the heart of Bristol's central business district located just off queen square and backing onto the Welshback
- Private roof terrace



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 available space is located on the first floor and provides a self contained, open plan suite finished to a high and contemporary standard. The suite benefits from a fitted kitchenette, floor boxes, exposed VRV cooling / heating system and LED lighting, together with high quality fitted meeting rooms already in situ. There is also a passenger lift in the building. In addition to this, the tenant will have access to the communal WC, showers, lockers, ample bike storage and drying room.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the premises has an approximate net internal floor area of 2,854.98 sq ft (265.22 sq m). There is also a private roof terrace of approx. 383 sq ft which solely available for the use of the tenant.

TERMS

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

RENT

On application.

BUSINESS RATES

The business rates will need to be reassessed for the suite.

VAT

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

EPC

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

LEGAL FEES

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



VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

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SUBJECT TO CONTRACT

March 2025

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