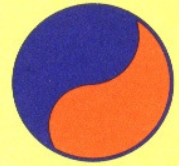


Chartered Surveyors  
& Commercial Property Consultants  
Partners

DJ Burston BSc FRICS  
JPH Cook FRICS  
JM Rixon MRICS

Lewins House, Narrow Lewins Mead, Bristol BS1 2NN  
Telephone: 00 44 (0)117 934 9977 Fax: 00 44 (0)117 930 0633  
Email: commercial@burstoncook.co.uk  
website: www.burstoncook.co.uk



**BURSTON COOK**

**Rental only £10.00 per sq ft  
per annum (exclusive)**

**TO LET (MAY SELL)**

**THE PENTHOUSE SUITE, QC30  
30 QUEEN CHARLOTTE STREET,  
BRISTOL**



- **FIFTH FLOOR (PENTHOUSE) OFFICE SUITE**
- **2,433 SQ FT (226 SQ M)**
- **BOARDROOM & KITCHEN FACILITIES**
- **NEW FLEXIBLE LEASE AVAILABLE**
- **ONSITE CAR PARKING AVAILABLE BY SEPARATE NEGOTIATION**



**SUBJECT TO CONTRACT**

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance placed on any statements or representation.

## LOCATION

QC30 occupies a prominent location in Queen Charlotte Street, which links the historic Queen Square area with the traditional business and restaurant districts of Welshback and Baldwin Street. Situated opposite is a multi storey car park with Broadmead shopping centre, including the Mall Galleries, within walking distance. Temple Meads Railway Station is also situated within a 10 minute walk.

## DESCRIPTION

The "Penthouse" suite is situated at fifth floor level and provides open plan accommodation which will be redecorated, but also includes the following:-

- Gas central heating.
- Double glazed windows
- Suspended ceilings incorporating category II lighting.
- Comprehensive security system.

There is a communal shower and disabled WCs

## ACCOMMODATION

The suite comprises an approximate net internal floor area in accordance with the RICS Code of Measuring Practice of 2433 sq ft (226 sq m)

## TENURE

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

## RENTAL/PRICE

£10.00 per sq ft per annum, exclusive. Long leasehold price available on application.

## VAT

All rentals and prices quoted are exclusive of VAT, unless otherwise stated.

## EPC

An Energy Performance Certificate will be provided on the property.

## LEGAL COSTS

Each party to bear their own legal costs

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint agents: -

Burston Cook

FAO: David Ball - Tel: 0117 934 9977

or

Jones Lang LaSalle

FAO: Steve Lane – Tel: 0117 927 6691



**SUBJECT TO CONTRACT**

**OCTOBER 2011**

### 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 any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.