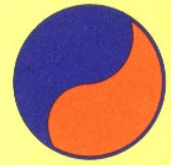


**Chartered Surveyors  
& Commercial Property Consultants  
Partners**

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**BURSTON COOK**

## **TO LET UNIT 102, QC30 30 QUEEN CHARLOTTE STREET, BRISTOL**



- **OPEN PLAN OFFICES**
- **655 SQ FT – 1,444 SQ FT**
- **NEW FLEXIBLE LEASE AVAILABLE**
- **DDA ACCESS**
- **ON SITE PARKING**

**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 and the newly completed Cabot Circus, within walking distance. Temple Meads Railway Station is also situated within a 10 minute walk.

## **DESCRIPTION**

The accommodation is situated at first floor level and provides open plan accommodation fronting on to Queen Charlottes Street.

The suite benefits from:-

- Meeting room
- Wooden floors throughout
- Kitchenette facility
- Suspended ceilings incorporating category II lighting.
- Comfort cooling
- Shower and WC facilities to include disabled (in entrance lobby)
- DDA access
- One parking space (by separate negotiation)

## **ACCOMMODATION**

The suite comprises a net internal floor area in accordance with the RICS Code of Measuring Practice offering 655 sq ft – 1,444 sq ft (60 – 134 sq m).

## **TENURE**

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

## **RENTAL**

£11.50 per sq ft, exclusive.

## **ENERGY PERFORMANCE CERTIFICATES**

An Energy Performance Certificate will be provided on the property.

## **LEGAL COSTS**

Each party to bear their own legal costs.

## **VAT**

All rentals and prices quoted are exclusive of VAT, if applicable. We understand that VAT is payable on the rental and prices quoted

## **VIEWING AND FURTHER INFORMATION**

Strictly by appointment through the joint agents: -

Burston Cook

FAO: David Ball or Jayne Rixon MRICS

Tel: 0117 934 9977

**SUBJECT TO CONTRACT**

**DECEMBER 2010**

**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.