

Chartered Surveyors
& Commercial Property Consultants

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BURSTON COOK

TO LET UNIT 401, QC30 30 QUEEN CHARLOTTE STREET, BRISTOL



- **HIGH QUALITY NEWLY REFURBISHED OFFICES**
- **1,005 SQ FT (93.4 SQ M)**
- **FLEXIBLE TERMS**
- **DDA COMPLIANT**
- **FOURTH FLOOR OPEN PLAN SUITE**

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 fourth floor level of this recently refurbished office building and provides open plan accommodation fronting on to Queen Charlottes Street.

The suite benefits from:-

- Meeting room
- Perimeter trunking
- Carpeted throughout
- Kitchenette facility
- Suspended ceilings incorporating category II lighting.
- Comfort cooling
- Shower and WC facilities to include disabled (in entrance lobby)
- DDA compliant.

ACCOMMODATION

The suite comprises a net internal floor area in accordance with the RICS Code of Measuring Practice of 1,005 sq ft (93.4 sq m).

TENURE

Flexible lease terms available to be drawn on a full repairing and insuring basis.

RENTAL

£13.50 per sq ft, exclusive.

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property, to comply with recent government legislation relating to any transaction taking place after October 2008.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint agents: -
Burston Cook
FAO: Sarah Bicknell or Jayne Rixon MRICS
Tel: 0117 934 9977
Fax: 0117 930 0633

SUBJECT TO CONTRACT

MARCH 2009

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.