



**Rental from only
£4,800 pa, excl**

TO LET 30 QUEEN SQUARE, BRISTOL, BS1 4ND



- **PROMINENT QUEEN SQUARE LOCATION**
- **REFURBISHED OFFICE SUITES:-**
Suite 1 – 480 sq ft (44 sq m)
Suite 2 – 1,003 sq ft (936 sq m)
Suite 3 – 1,608 sq ft (149 sq m)
- **ONLY £10 PER SQ FT, PER ANNUM, EXCLUSIVE**
- **FLEXIBLE LEASE TERMS**



SUBJECT TO CONTRACT

LOCATION

Queen Square is considered to be one of Bristol's prime office locations, being situated close to the waterfront and within walking distance of Bristol's Broadmead shopping centre, encompassing Cabot Circus and Temple Meads railway station.

With its easy access to all parts of the city centre including the new Cabot Circus development, convenient short and long term parking, Queen Square is justly regarded as one of the cities foremost office locations and one of the finest Georgian Squares within the whole of Europe.

DESCRIPTION

The property comprises a refurbished building behind a Georgian façade providing a mix of open plan office suites. The common areas include refurbished male and female WC facilities together with an attractive entrance hall and lift. The ground floor suites are due to be refurbished shortly, with the third floor already benefitting from a refurbishment to include new decorations and carpets throughout.

ACCOMMODATION (all areas are approximate)

In accordance with the RICS code of measuring practice the net internal floor areas comprise the following: -

Suite 1 (ground floor front)	480 sq ft	(44 sq m)
Suite 2 (third floor rear)	1,003 sq ft	(93 sq m)
Suite 3 (ground floor rear)	1,608 sq ft	(149 sq m)

TENURE

The suites are available on a new full repairing and insuring lease (via a service charge) for a term of years to be agreed.

QUOTING TERMS

£10.00 per sq ft, per annum, exclusive.

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property.

VAT

All rents and prices quoted are exclusive of VAT, if applicable.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

For viewing and further information, strictly through the sole agents: -

Burston Cook

FAO: Jayne Rixon MRICS and David Ball

Tel: 0117 934 9977

Fax: 0117 930 0633



SUBJECT TO CONTRACT

FEBRUARY 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.