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**BURSTON COOK**

## **TO LET**

### **26 QUEEN SQUARE, BRISTOL, BS1 4ND**



- **REFURBISHED OPEN PLAN PERIOD OFFICES TO LET EITHER AS A WHOLE OR ON A FLOOR-BY-FLOOR BASIS**
- **SELF-CONTAINED BUILDING**
- **669 - 2,072 SQ FT (62.2 - 192.5 SQ M)**
- **PRESTIGIOUS AND SOUGHT AFTER LOCATION**
- **ONLY £9.50 PER SQ FT**

**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**

Queen Square is located in the heart of Bristol City Centre and offers excellent road connections via the inner circuit ring road onto the M32 and the national motorway network. In addition Temple Meads, Bristol's mainline railway station, is located within half a mile of the building.

Queen Square provides a very attractive and highly sought after location for office occupiers, combining a pleasant working environment with immediate access to the full range of Bristol's leisure, retail and banking facilities.

## **DESCRIPTION**

This substantial self-contained Georgian period building benefits from an attractive Bath stone façade and occupies a prominent position within Queen Square. The accommodation available is located on ground, first and second floors and offers, newly refurbished good quality office accommodation with plenty of natural light.

The accommodation will undergo full refurbishment to include redecoration and new carpets throughout. The suites also offer single-glazed, wooden frame sash windows, gas-fired central heating, perimeter trunking and retains some period features. The ground floor benefits from window grills and there is a door entry system into the building.

## **ACCOMMODATION**

The property comprises the following approximate net internal areas:-

Ground floor:	669 sq ft (62.2 sq m)
First floor:	667 sq ft (62.0 sq m)
Second floor:	736 sq ft (68.4 sq m)

## **TERMS**

The accommodation is offered by way of a new full repairing and insuring lease for a term of years to be agreed and subject to 3 yearly rent reviews.

## **RENT**

£9.50 per sq ft.

## **VAT**

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

## **RATES**

The current rates payable are in the region of £11,735 per annum for the whole building. All interested parties should make their own enquiries to the local planning authority to ascertain the exact rates payable. A change in occupation may trigger an adjustment of the rating assessment.

## **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.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs incurred throughout any transaction.

## **VIEWING AND FURTHER INFORMATION**

Strictly by appointment through the sole agents: -

Burston Cook Associates

FAO: Sarah Bicknell, Andrew Oliver MRICS or Jayne Rixon MRICS

Tel: 0117 934 9977

Fax: 0117 930 0633

## **SUBJECT TO CONTRACT**

**January 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 consultants if they have any concerns about asbestos and asbestos related issues.