

**Chartered Surveyors
& Commercial Property Consultants**
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BURSTON COOK

TO LET (MAY SELL) 28 QUEEN SQUARE, BRISTOL, BS1 4JZ

**A RARE OPPORTUNITY TO ACQUIRE A SUPERB OFFICE
BUILDING SITUATED IN A PRIME CITY CENTRE LOCATION**



- **COMPRISING 2,261 SQ FT (210 SQ M)**
- **SUPERBLY APPOINTED AND PRESENTED TO A HIGH STANDARD THROUGHOUT**
- **A RARE OPPORTUNITY TO ACQUIRE A SINGLE ENTIRE BUILDING WITHIN THE SQUARE**
- **PRIVATE COURTYARD TO THE REAR!**

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 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.

Queen Square, reputed to be Europe's largest Georgian Square, offers a most attractive working environment with parkland like views over the Square from each of the properties.

Many major office occupiers and local professional practices are located within Queen Square.

DESCRIPTION

The property comprises a substantial period buildings, benefitting from an attractive Georgian stone façade and refurbished throughout in 2009, to include new electrics, heating, Category 5 cabling, lighting, decorations and carpets.

The accommodation is situated over basement, ground and three upper floors, benefitting from kitchen/WC facilities and private courtyard to the rear.

ACCOMMODATION (all areas are approximate)

The has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and totals approximately 2,261 sq ft (210 sq m).

TENURE

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed and subject to four year rent reviews. Alternatively, the vendor may consider the sale of the long leasehold interest.

QUOTING TERMS

Rental - £14.50 per sq ft, exclusive. Purchase price upon application.

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property.

BUSINESS RATES

We are advised that the rates payable for 2010/2011 are £9,149.50.

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 or David Ball BA MSc (Hons)

Tel: 0117 934 9977

Fax: 0117 930 0633

SUBJECT TO CONTRACT

MAY 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.