Chartered Surveyors
& Commercial Property Consultants

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BURSTON COOK

TO LET

59 QUEEN SQUARE, BRISTOL, BS1 4JZ

An attractive, self-contained, period office building occupying a prime location fronting onto Bristol's prestigious Queen Square

- **CIRCA 1,341 SQ FT (125 SQ M)**
- **NEWLY REDECORATED AND CONTEMPORARY COLOURS**
- **SMALL REAR COURTYARD**
- **FLEXIBLE LEASE TERMS**

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 said to be Europe's largest Georgian Square, which retains much of its original architectural style and is also considered to be one of Bristol's prime office areas situated at the heart of the City offering good access to the inner circuit ring road which links to Bristol Temple Meads Railway Station. There are a wide variety of amenities close at hand including Broadmead Shopping Centre and Cabot Circus, a host of restaurants and public houses in nearby King Street and Bristol's famous waterfront is within 75 metres.

DESCRIPTION
The property comprises an attractive self-contained period office building which has been refurbished and decorated to a contemporary standard to include a shower facility.

The property is one of the smallest self-contained buildings in Queen Square and therefore, offers an occupier the ability to acquire a whole building with an impressive frontage at an affordable rental.

ACCOMMODATION
The property comprises offices over ground and three upper floors with basement stores and in accordance with the RICS Code of measuring practice, the total net internal area is approximately 1,341 sq ft (124.6 sq m).

LEASE TERMS
The property is available to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed and subject to three yearly upward only rent reviews.

Consideration will be given to shorter term leases from as little as one year.

RENTAL
On application.

BUSINESS RATES
In accordance with the Valuation Office Agency website (www.voa.gov.uk), the current rates payable for the year 2020/2021 will be in the region of £7,860.

ENERGY PERFORMANCE CERTIFICATE
Rating = D (87)

VAT
We understand that the building is not VAT elected.

LEGAL COSTS
Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION
For viewing and further information, strictly through the sole agents: -

Burston Cook
FAO: Finola Ingham MRICS or Julian Cook FRICS
Tel: 0117 934 9977
Email: Finola@burstoncook.co.uk / julian@burstoncook.co.uk

SUBJECT TO CONTRACT

OCTOBER 2020

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.