

NEWLY REFURBISHED OFFICE BUILDING TO LET

60 Queen Square, Bristol, BS1 4JZ



- A fine period office building which has been newly refurbished throughout
- Prime city centre location with attractive views across the Square.
- Superbly appointed and presented to a high standard
- Approximately 1,707 sq ft (158.5 sq m)
- Available by way of a new lease for a term to be agreed



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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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 a very attractive self contained building which has been fully refurbished to a contemporary standard to include new contemporary colour schemes, LED lighting, gas central heating, carpeting throughout and WC / kitchen facilities.

ACCOMMODATION

The property comprises offices over ground and three upper floors plus basement storage and has the total approximate net internal floor area: 1,707 sq ft (158.5 sq m).

TENURE

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.

RENT

Upon application.

PLANNING

Office use.

BUSINESS RATES

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the property has the following designation:

Rateable Value: £18,250
Rates Payable (2022/2023): £9,106.75

EPC

The property has an energy performance rating of D (85).

VAT

We have been advised that the property is elected for VAT.



VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

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