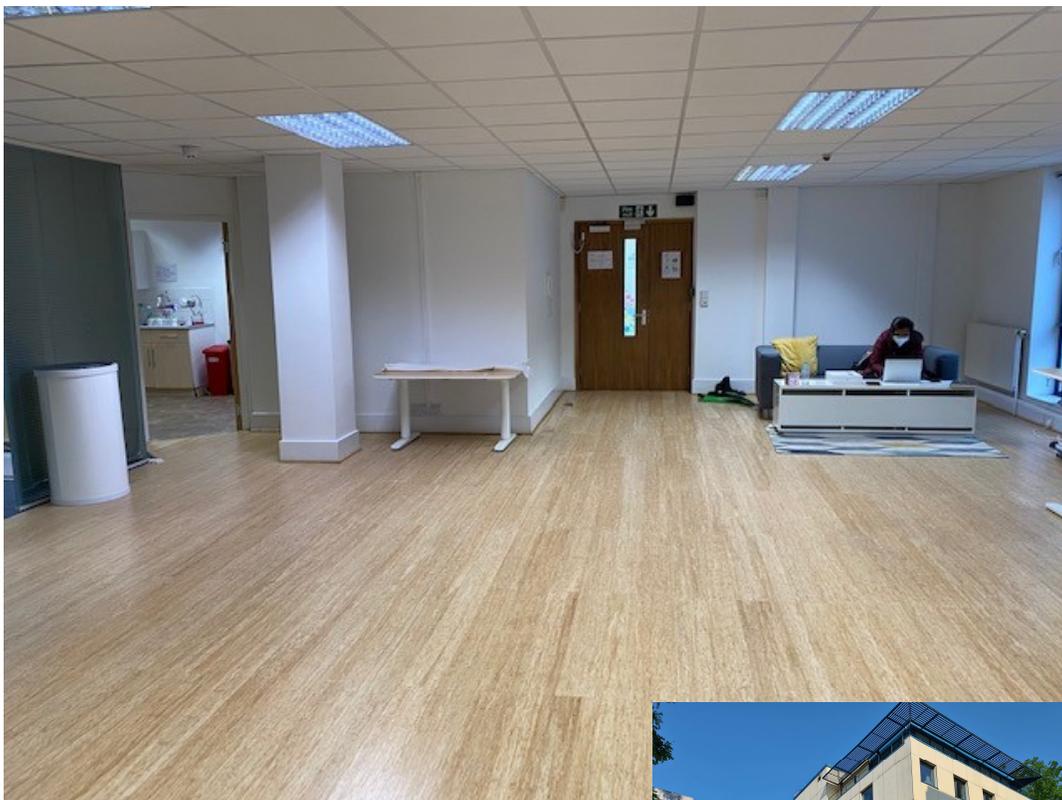




Lewins House, Narrow Lewins Mead, Bristol BS1 2NN
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Website: www.burstoncook.co.uk

OFFICE FOR SALE (MAY LET)

**UNIT G02, QC30,
30 QUEEN CHARLOTTE STREET,
BRISTOL, BS1 4HJ**



- **APPROXIMATELY 1,741 SQ FT (162.3 SQ M)**
- **BIKE STORAGE AND SHOWER**
- **2 CAR PARKING SPACES**
- **MODERN, PREDOMINANTLY OPEN PLAN OFFICE WITH FITTED MEETING ROOMS AND KITCHENTE IN SITU**

SUBJECT TO CONTRACT

LOCATION

QC30 occupies a prominent location on Queen Charlotte Street, which links the historic Queen Square area with the traditional business and restaurant districts of Welshback and Baldwin Street. Situated nearby is a multi-storey car park (where annual permits are available), with Broadmead shopping centre and Cabot Circus all within walking distance. Temple Meads Railway Station is also situated within a 10 minute walk.

DESCRIPTION

The office is located on the ground floor and provides predominantly open plan accommodation fronting onto Queen Charlotte Street. The suite benefits from bamboo flooring, suspended ceilings, Cat II lighting, air conditioning system, perimeter trunking, kitchen, and several useful meeting rooms.

Within the building, there is a passenger lift, communal WC's, and shared shower facilities together with onsite bike storage. There are two allocated car parking spaces.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate floor area of 1,741 sq ft (162.3 sq m).

TENURE

The long 999 year lease is available to purchase – price on application.

Alternatively, the premises is available to rent by way of a new effectively full repairing and insuring lease, for a term of years to be agreed, by way of a service charge.

The quoting rent is £17.50 per sq ft pax, plus each car parking space is charged at £1,950 per annum exclusive.

BUSINESS RATES

In accordance with the Valuation Office Agency website (www.voa.gov.uk) the premises has the following designation:-

Rateable Value:	£16,750
Rates Payable (2021/2022):	£8,224.25

EPC

[Energy performance certificate \(EPC\) - Find an energy certificate - GOV.UK \(find-energy-certificate.service.gov.uk\)](#)

VAT

The property is elected for VAT and therefore VAT will be payable on all prices.

LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook

FAO: Finola Ingham MRICS / Vicki Grimshaw BSc (Hons)

Tel: 0117 934 9977

Email: finola@burstoncook.co.uk / vicki@burstoncook.co.uk



SUBJECT TO CONTRACT

FEBRUARY 2022

Control of Asbestos at Work Regulations 2012

Under the Control of Asbestos at Work Regulations 2012 (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.