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TO LET

SUITE 103, QC30, 30 QUEEN CHARLOTTE STREET, BRISTOL, BS1 4HJ



- **OPEN PLAN OFFICE**
- **2 ONSITE CAR PARKING SPACES**
- **APPROXIMATELY 1,808 SQ FT (167.9 SQ M)**
- **ECONOMICAL AND AFFORDABLE OFFICE SPACE**

SUBJECT TO CONTRACT

LOCATION

QC30 occupies a prominent location in Queen Charlotte Street, which links the historic Queen Square area with the traditional business and restaurant districts of Welshback and Baldwin Street. Situated opposite is a multi storey car park with Broadmead shopping centre and Cabot Circus, within walking distance. Temple Meads Railway Station is also situated within a 10 minute walk.

DESCRIPTION

The accommodation is located on first floor of this building and provides practical, open plan accommodation with good natural light which is due to be refurbished. The suite also benefits from two secure car parking spaces and bike storage.

The building benefits from:-

- Passenger Lift
- Shower and WC facilities to include disabled WC (in entrance lobby)
- DDA access
- Bike storage

The suite is due to be refurbished to include:

- New Decorations
- New Carpet
- Suspended ceilings with LED lighting

ACCOMMODATION

In accordance with the RICS Measuring Standards, the premises has a following approximate net internal floor area of 1,808 sq ft (167.9 sq m).

TENURE

The suite is available to let by way of a new effectively full repairing and insuring lease, by way of a service charge, for a term of years to be agreed.

RENT

£17.00 per sq ft per annum exclusive.

Parking is charged separately at £1,750 per annum, per space.

ENERGY PERFORMANCE CERTIFICATE

Rating C (59).

BUSINESS RATES

In accordance with the Valuation Office Agency (www.voa.gov.uk) the property has the following designation.

| | |
|----------------------------|-----------|
| Rateable Value: | £14,250 |
| Rates Payable (2020/2021): | £7,110.75 |

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.

VAT

The building is elected for VAT and payable on all prices.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook

FAO: Finola Ingham MRICS / Holly Boulton

Tel: 0117 934 9977

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

SUBJECT TO CONTRACT

MAY 2020

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