

# CITY CENTRE OFFICE WITH PARK VIEWS

9 Queen Square, Bristol, BS1 4JE



- An attractive office building prominently located on the corner of Queen Square and Queen Charlotte Street
- Available as a whole or can be split to provide accommodation ranging from approximately **654 sq ft (60.76)** up to **3,126 sq ft (290 sq m)**
- Undergoing an extensive refurbishment
- Up to 4 car parking spaces can be made available
- Within walking distance of Temple Meads Railway Station and Broadmead Bus Station



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 considered to be one of Bristol's prime office locations situated at the heart of the city centre and offering good access to the inner circuit ring road and walking distance to Bristol Temple Meads railway station. There are a wide variety of amenities close at hand including Broadmead Shopping Centre, Cabot Circus, a host of restaurants and public houses on nearby King Street, and Bristol's famous waterfront is a stones throw away.

## DESCRIPTION

An attractive, Grade II Listed end of terrace office building prominently situated on the corner of Queen Square and Queen Charlotte Street configured over four floors plus a basement.

The accommodation is currently undergoing a comprehensive and sensitive refurbishment to provide modern office accommodation with new LED lighting, decorations and carpet flooring with shared break out area/kitchenette and WC facilities. The basement comprises attractive function space with exposed stone vaulted ceiling and dedicated kitchen, WC facilities, and storage and is available to hire as an event space by separate negotiation.

## CAR PARKING

4 car parking spaces are available by way of separate negotiation.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:

|              |                    |  |
|--------------|--------------------|--|
| Ground       | 840 sq ft          | (78.04 sq m)   |
| First        | 654 sq ft          | (60.76 sq m)   |
| Second       | 440 sq ft          | (40.88 sq m)   |
| Third        | 466 sq ft          | (43.29 sq m) – retained by landlord                    |
| Basement     | 726 sq ft          | ( 67.45 sq m) – available to hire direct from landlord |
| <b>Total</b> | <b>3,126 sq ft</b> | <b>( 290 sq m)</b>                                     |

The ground, first and second floors are available as a whole, or can be split to provide accommodation ranging from 654 sq ft (60.76 sq m) upwards.

## RENT

Upon application.

## PLANNING

Use Class E – therefore suitable for a wide range of uses.

## TENURE

The property is available as a whole by way of a new full repairing and insuring lease for a term of years to be agreed.

Alternatively, the property can be split to provide multiple offices on new effectively full repairing and insuring leases by way of a service charge (service charge budget to be produced).

## BUSINESS RATES

In accordance with the Valuation Office Agency website the property has a Rateable Value of £36,500 as of 1st April 2023.

If the property is to be split then new rates assessments will be required to establish the exact rates payable.

## LEGAL FEES

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

## EPC

The property has an energy performance rating of C (73).

## 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

FAO: Finola Ingham FRICS

Tel: 0117 934 9977

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## SUBJECT TO CONTRACT

Updated April 2025

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