

CITY CENTRE OFFICE WITH PARK VIEWS—NEWLY REFURBISHED

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 **412 sq ft (38.29 sq m)** up to **1,737 sq ft (161 sq m)**
- Fully refurbished to include shower, kitchenettes and air conditioning
- 4 car parking spaces can be made available by separate negotiation
- 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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COOK**
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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 has been refurbished sensitively to provide modern office accommodation with new LED lighting, decorations and carpet flooring with shared break out area/kitchenette and WC facilities and a shower. The property is also fitted with *air conditioning.

The basement provides an 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:	713 sq ft	(66.26 sq m)
First:	447 sq ft	(41.51 sq m)
First (shared break out area):	165 sq ft	(15.37 sq m)
*Second:	412 sq ft	(38.29 sq m) - UNDER OFFER
Third:	466 sq ft	(43.29 sq m) – retained by landlord
Basement (event space):	726 sq ft	(67.45 sq m) – available to hire

The ground, first and second floors are available as a whole, or can be split to provide accommodation ranging from floors of 412 sq ft (38.29 sq m) upwards.

*NB: There is no air conditioning on the second floor.

RENT

Upon application.

PLANNING

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

TENURE

The property is available to rent by way of a new full repairing and insuring lease (s) for a term of years to be agreed. A service charge will also be payable.

BUSINESS RATES

The property has not previously been let on a floor by floor basis before and as such the business rates will need to be reassessed.

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

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SUBJECT TO CONTRACT

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