

# 30

## QUEEN SQUARE

BRISTOL | BS1 4ND

### TO LET

BOUTIQUE OFFICE SUITE  
AVAILABLE FOR SMALL -  
MEDIUM SIZED BUSINESSES,  
AT ONE OF BRISTOL'S MOST  
PRESTIGIOUS OFFICE ADDRESSES





## KEY FEATURES

- ◆ Open plan suite
- ◆ Contemporary refurbishment
- ◆ Showers, bike storage & lockers
- ◆ Central Queen Square address
- ◆ 12 minutes walk to Temple Meads Railway Station
- ◆ Passenger lift
- ◆ On-site gym



## LOCATION

Queen Square is considered to be one of Bristol's prime office areas situated in the heart of the city centre, offering good access to the inner circuit ringroad, which links Bristol Temple Meads Railway Station.

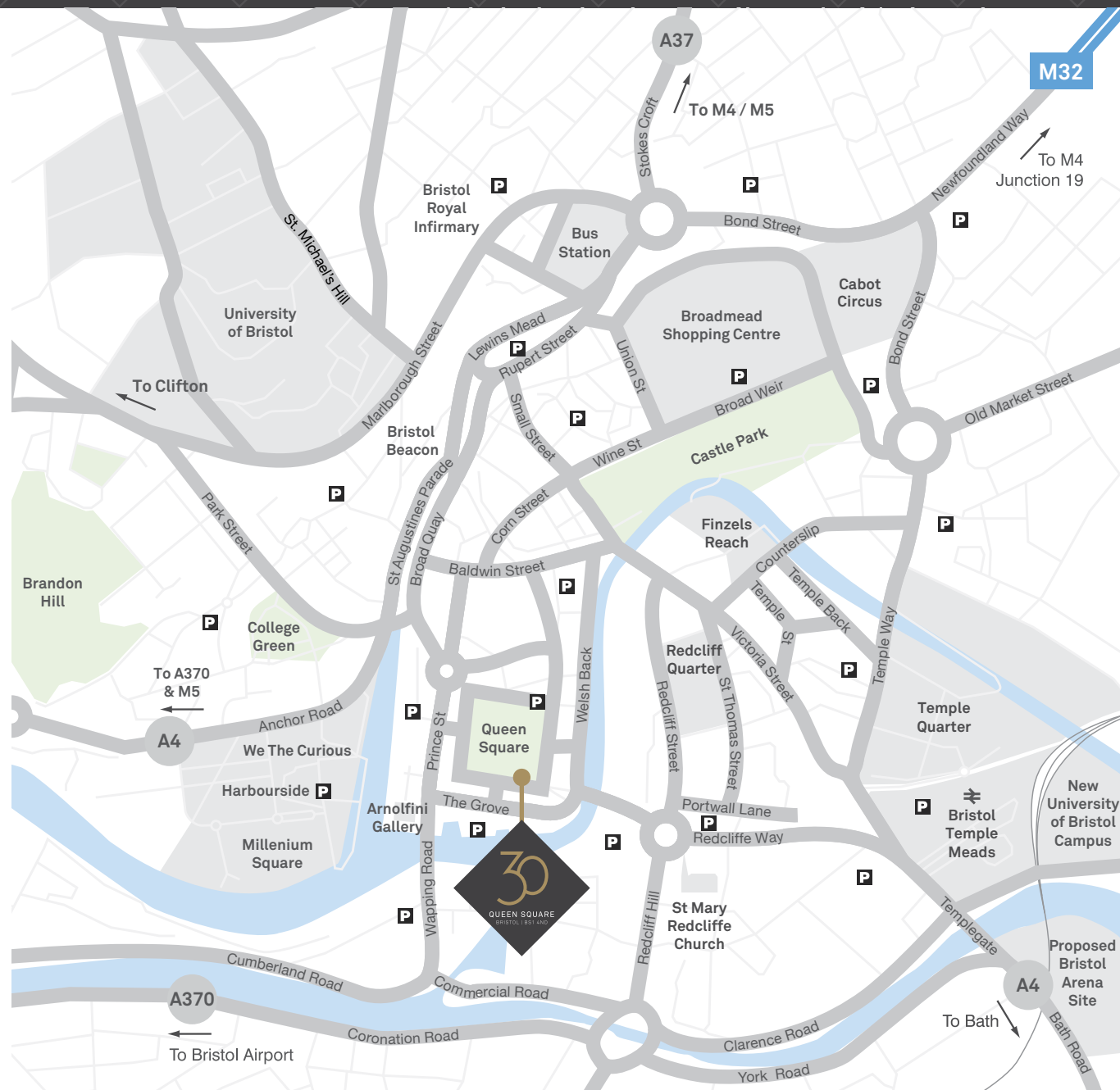
There are a wide variety of amenities close at hand including Broadmead shopping centre, a host of restaurants and public houses in nearby King Street and Bristol's famous waterfront is within 75 metres. Cabot Circus is also within walking distance.

Queen Square is said to be Europe's largest Georgian Square, which retains much of its original architectural style and has been greatly enhanced by the re-landscaping of the central square area.

Pay and display visitor car parking is close at hand, together with local NCP car parks.

### Within walking distance...

|                              |         |
|------------------------------|---------|
| Broadmead/Cabot Circus       | 15 mins |
| Temple Meads Railway Station | 12 mins |
| Harbourside                  | 5 mins  |
| Clifton Triangle             | 20 mins |









## DESCRIPTION

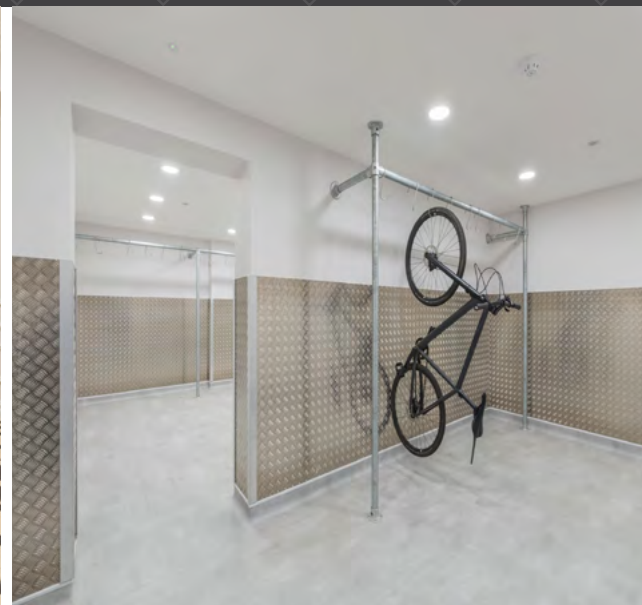
30 Queen Square offers modern open plan floors behind the grandeur of a period façade. Internally the building has undergone a major refurbishment in recent years and offers the following:

### OPEN PLAN SUITE

- ◆ Suspended LED lighting
- ◆ New Mitsubishi triple split heating and cooling system with copper ducting
- ◆ Solid, dark wood oak flooring
- ◆ Fitted Howden's kitchen
- ◆ Exposed galvanised perimeter trunking
- ◆ Brick slip feature walls

### HIGH QUALITY COMMUNAL AREAS

- ◆ Stunning tiled entrance reception
- ◆ Passenger lift
- ◆ WCs on all floors
- ◆ Dyson Airblade tap and hand dryers
- ◆ Shower facilities and changing area
- ◆ Bike storage and lockers
- ◆ Finger print entry system
- ◆ On-site gym



First floor rear suite - now let



## ACCOMMODATION

### CURRENT AVAILABILITY

In accordance with the RICS Code of Measuring Practice (6th Edition), the premises has the following approximate net internal area:-

| Floor               | Area (Sq ft) | Area (Sq m) |
|---------------------|--------------|-------------|
| Third Floor (Front) | 1,010        | 93.8        |



Top floor front suite





## FURTHER INFORMATION

### Tenure

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

### Rental

On Application.

### Business Rates

Interested parties are advised to make their own enquiries directly with the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

### Viewing

For an appointment to view please contact the sole agents:-

### VAT

We understand the building is elected for VAT and therefore VAT is payable on all prices.

### Energy Performance Certificate

Rating D (99).

### Legal Fees

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

Important Notice. These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. Designed and produced by [kubiakcreative.com](http://kubiakcreative.com) 246130 10/24

