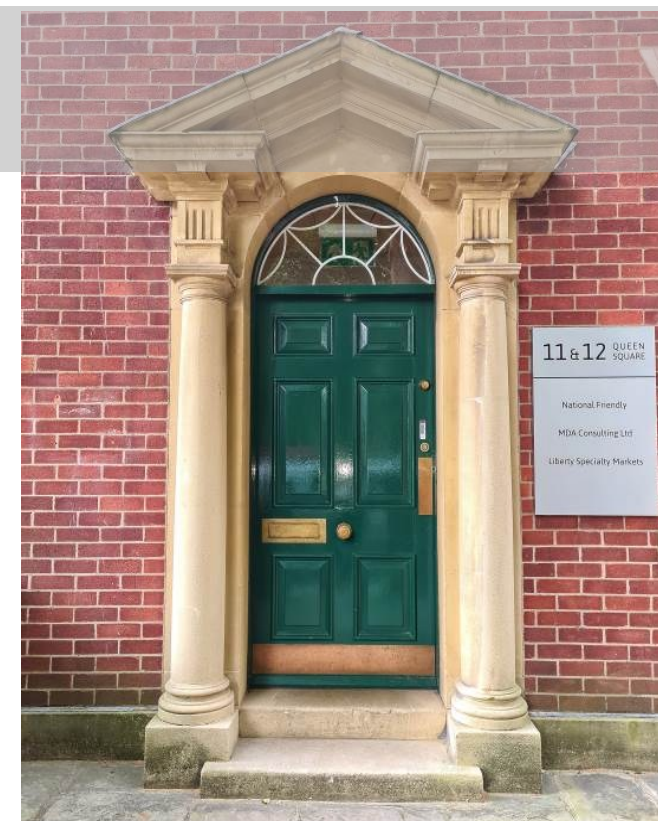


PRESTIGIOUS QUEEN SQUARE OFFICE

Second Floor (Front), 11-12 Queen Square, Bristol, BS1 4NT



- Prestigious Queen Square location
- Open plan suite behind a period façade
- Approximately 1,823 sq ft (169.3 sq m)
- 1 car parking space
- Bike storage and shower facilities
- Air conditioning



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**
0117 934 9977

LOCATION

Queen Square is considered to be one of Bristol's prime office areas situated at the heart of the City Centre offering good access to the inner circuit ring road which links to Bristol Temple Meads Railway Station. There are a wide variety of amenities close at hand including Broadmead Shopping Centre and Cabot Circus, a host of restaurants and public houses in nearby King Street and Bristol's famous waterfront is within 75 metres.

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. Pay & Display visitor parking is close at hand together with an NCP car park.

DESCRIPTION

The suite is located on the second floor of the building and provides open plan office accommodation, which has been refurbished to include new carpets, decorations and LED lighting.

The common areas include male and female WC's, together with a passenger lift and contemporary entrance reception. Shower facilities, together with secure bike storage are also available on site.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the suite has an approximate net internal floor area of 1,823 sq ft (169.3 sq m).

CAR PARKING

1 car parking space is available by separate negotiation.

TENURE

The suite is available to rent 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

£28.50 per sq ft, per annum exclusive, plus £1,500 per annum for the car parking space.

BUSINESS RATES

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

Rateable Value: £37,750
Rates Payable (2025 / 2026): £18,837.25

N.B. Interested parties are advised to make their own enquiries to verify this information.

VAT

We have been advised that VAT will be payable on all prices.

EPC

Rating D.

LEGAL FEES

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Finola Ingham FRICS
Tel: 0117 934 9977
Email: Finola@burstoncook.co.uk

SUBJECT TO CONTRACT

March 2025

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 anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

