

# FABULOUS PENTHOUSE OFFICE—TO LET

Penthouse Office, Queen Charlotte House, 53-55 Queen Charlotte Street, Bristol, BS1 4HQ



- Contemporary, open plan suite behind a period façade
- High quality finishes
- VRV air conditioning system
- Contemporary showers, lockers, drying room and bike storage
- Approximately 2,009 sq ft (186.6 sq m)
- Situated at the heart of Bristol's central business district located just off Queen Square and backing onto the Welshback



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 Charlotte House occupies a prominent position on Queen Charlotte Street, which links the historic Queen Square area with the traditional business and restaurant districts of Welshback and Baldwin Street. Situated close by is a multi-storey car park with Broadmead shopping centre and Cabot Circus, within walking distance. There are also many amenities close by to include Spicer & Cole, Coffee #1, Sandwich Sandwich, Pret, together with a host of independent traders located in St Nics Market. Temple Meads Railway Station is also situated within a 10 minute walk.

## DESCRIPTION

The available space is located on the top floor and provides a self contained, open plan suite finished to a high and contemporary standard. The suite benefits from a fitted kitchenette, floor boxes, exposed VRV cooling / heating system and LED lighting. There is also a passenger lift in the building and the entrance reception has been newly refurbished. The top floor has the advantage of having access to a private roof terrace.

In addition to this, the tenant will have access to the communal WC, showers, lockers, ample bike storage and drying room.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the premises has an approximate net internal floor area of 2,009 sq ft (186.6 sq m).

## TERMS

The office is available to rent by way of a new lease for a term of years to be agreed.

## RENT

Upon application.

## VAT

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

## BUSINESS RATES

In accordance with the Valuation Office Agency website ([www.voa.go.uk](http://www.voa.go.uk)) the premises has the following designation:

Ratable Value:	£18,000
Rates Payable (2025/2026):	£8,982

## LEGAL FEES

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



## VEPC

The property has an Energy Performance Rating of C (71).

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the joint agent:

**Burston Cook**

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## SUBJECT TO CONTRACT

April 2025

### CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (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.

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