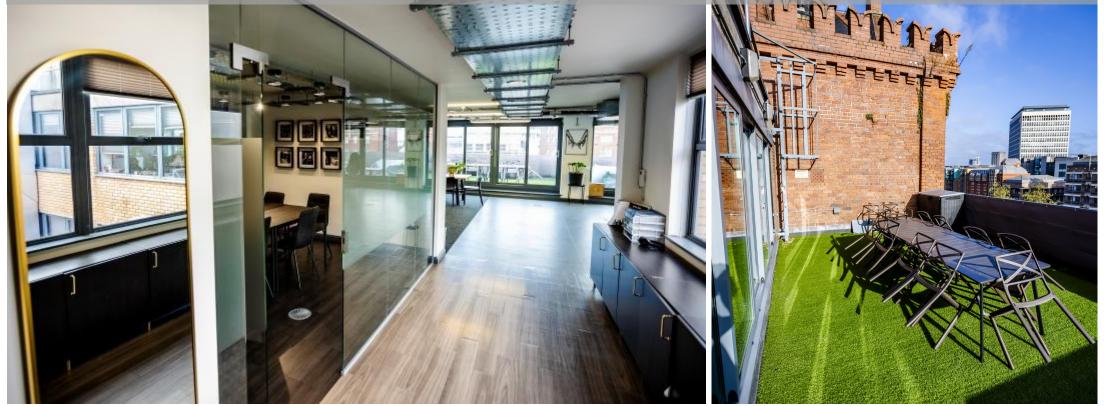
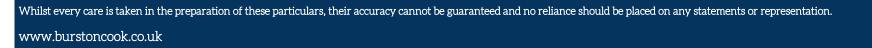
# **CONTEMPORARY OFFICES - TO LET**

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



- Attractive, contemporary, open plan offices with a period façade
- High quality finishes including VRV air conditioning
- Floors from approx. c2,000 3,000 sq ft (186 sq ft 279 sq ft)
- The penthouse suite benefits from a large roof terrace with views over the Welshback
- Situated at the heart of Bristol's central business district located off Queen Square





#### 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 suites provide open plan space which has been fitted to a high and contemporary standard, benefitting from kitchenettes, floor boxes, exposed VRV cooling / heating system and LED lighting, together with high quality fitted meeting rooms already in situ. There is also a passenger lift in the building. 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 suites have the following approximate net internal floor areas:

Ground Floor:	3,098 sq ft	(288 sq m)	(self contained suite)
First Floor:	2,855 sq ft	(265 sq m)	(external terrace)
Fifth Floor:	2,009 sq ft	(187 sq m)	(large penthouse roof terrace)

# TENURE

The offices are available to rent by way a new lease for a term of years to be agreed. A small service charge is payable.

**RENT** Upon application.

## **BUSINESS RATES**

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

Ground floor: Rateable Value £43,750	Rates payable - £21,840 per annum (£7.05 per sq ft).
1st floor: Ratable Value £51,338	Rates payable - £28,026 per annum (£9.82 per sq ft).
5th floor: Ratable Value: £18,000	Rates payable - £8,980 per annum (£4.47 per sq ft).

We recommend all interested parties contact the local authority to confirm the exact rating liability on the office suites.







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

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

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

**VIEWING AND FURTHER INFORMATION** Strictly by appointment only through the joint agents.

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SUBJECT TO CONTRACT May 2025 Savills FAO: Harry Allen MRICS Tel: 0117 9102356 Email: hrallen@savills.com



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