

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

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.

www.burstoncook.co.uk

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).

VAT

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



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