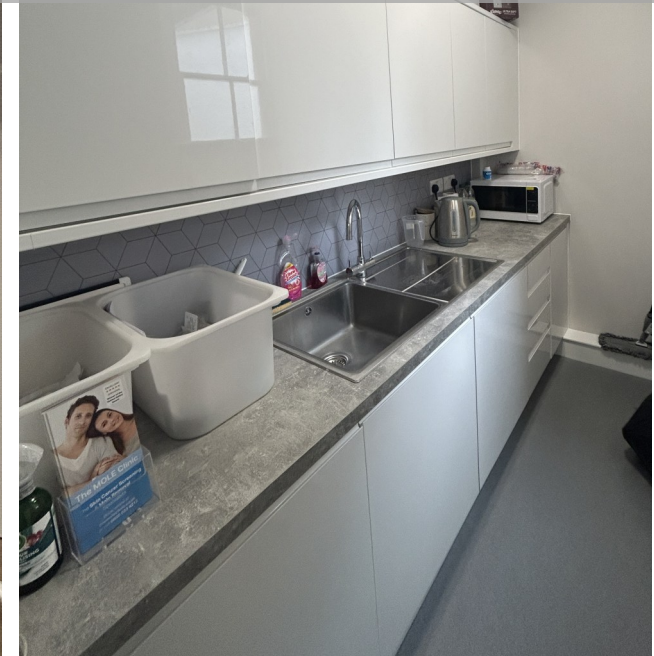


CONTEMPORARY OFFICE TO LET ON QUEEN SQUARE

7 Queen Square (First Floor), Bristol, BS1 4JE



- A first floor office suite with an approx. NIA of 515 SQ Ft (48 Sq M)
- Attractive views over Queen Square
- Refurbished to a high and contemporary standard
- Shower facility
- Allocated car parking available on Queen Square
- New lease available



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 Square is said to be Europe's largest Georgian Square, which retains much of its original architectural style and is also considered to be one of Bristol's prime office areas situated at the heart of the City 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.

DESCRIPTION

The property comprises a very attractive self-contained period office building, one of the best period buildings on Queen Square with an impressive ground floor entrance/ reception.

The suite is located on the first floor and provides light and airy space with 3 large bay windows overlooking Queen Square.

The property is arranged as two interconnecting rooms and a kitchenette. There is also a communal shower and WC's located on the half landing. Finishes include, contemporary decorations, wood effect laminate flooring (which could readily be taken back to carpet flooring as per the front page photo), and suspended LED lighting. There is also a fitted kitchenette solely for the use of the first floor tenant.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 515 Sq Ft (48 Sq M).

CAR PARKING

There are 2 car parking spaces available to lease, by way of separate negotiation at a cost of £1,950 per space, per annum.

TENURE

The suite is available 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

Upon application.

PLANNING

Use Class E - therefore suitable for a wide range of uses to include office, medical etc.

EPC

The property has an Energy Performance Rating of E (105).

LEGAL FEES

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

BUSINESS RATES

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

Rateable Value:	£11,000
Rates Payable:	£5,489

From 1st April 2017, if the property has a Rateable Value of less than £12,000, then the tenant could be eligible for up to 100 % business rates relief and interested parties are advised to make their own enquiries directly with the Valuation Office Agency website to verify the above and to see if they would be eligible for either 100 % relief, or a small business rates relief.

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required.

Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.





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

May 2025



Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) *Control of Asbestos Regulations 2012 (CAR 2012)* It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

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