

SELF CONTAINED OFFICES—TO LET

71 Queens Road, Bristol, BS8 1QP



- Attractive office location in central Clifton providing light and airy space, located on the popular Queens Road
- Self contained offices
- Approximate NIA of 1,398 Sq M (129.9 Sq M)
- New lease available
- Affordable rent!



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

 **BURSTON
COOK**
0117 934 9977

LOCATION

The premises occupy a prominent position fronting onto Queens Road, which is well established location in Clifton with many local amenities including Sainsburys, Waitrose, Wagamama, Anytime Fitness, Greggs as well as various coffee shops and eateries.

There is pay and display on-street parking throughout the vicinity and the West End NCP multi storey car park is within easy walking distance.

DESCRIPTION

The offices are located on the upper floors of this attractive period building and are accessed via their own entrance, meaning that they are entirely self contained. The offices provide three floors of space have recently been redecorated throughout with dark grey carpet, LED lighting and contemporary kitchenette facilities.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the premises has the following approximate net internal floor area:-

First floor:	427 sq ft	(39.7 sq m)
Second floor	422 sq ft	(39.3 sq m)
Third floor	549 sq ft	(51 sq m)
Total	1,398 sq ft	(129.9 sq m)

TENURE

The premises 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

£19.50 psf pax.

BUSINESS RATES

At present, each room has been separately assessed, therefore interested parties will need to make their own investigations direct with the Valuation Office agency (www.voa.gov.uk) to establish the exact rates payable, as a change of use, or occupation could necessitate a rates reassessment.

PLANNING

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

VAT

We have been advised that the property is not elected for VAT.

EPC

The property has an Energy Performance rating of C (58).

LEGAL FEES

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

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.