

# A STUNNING OFFICE LOCATED JUST OFF QUEEN SQUARE - TO LET

59 Queen Charlotte Street, Bristol, BS1 4HL



- Floors from approx. 667 sq ft–2,556 sq ft
- Refurbished to the highest standard
- New lease(s) available
- Shower and bike storage
- A short walk from Temple Meads Railway Station
- Prominent central location, just 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.

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 **BURSTON  
COOK**  
0117 934 9977

## LOCATION

The property is located on Queen Charlotte Street which is a prominent commercial area located in the heart of Bristol city centre. It is situated near to the historic harbourside and within close proximity to various amenities and transport links. The area is well connected in terms of transportation and is within walking distance of major bus stops and is a 15 minute walk, 4 minute drive and 5 minute cycle from Bristol Temple Meads railway station.

## DESCRIPTION

The building provides a prominent period property providing office accommodation over ground, first, second and third floors together with useful basement stores. The property has recently undergone a major refurbishment to provide modern and contemporary office accommodation with new LED lighting, carpets and flooring, decorations, shower room and newly refurbished WC's.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor areas:-

|               |                                                      |              |
|---------------|------------------------------------------------------|--------------|
| Ground Floor: | 814 sq ft                                            | (75.67 sq m) |
| First Floor:  | 667 sq ft                                            | (61.93 sq m) |
| Second Floor: | 653 sq ft                                            | (60.67 sq m) |
| Third Floor:  | 422 sq ft                                            | (39.21 sq m) |
| Basement:     | 588 sq ft                                            | (54.65 sq m) |
| <b>Total:</b> | <b>2,556 sq ft plus basement stores of 588 sq ft</b> |              |

The property is available to rent as a whole, or consideration would be given to a floor by floor basis. NB: the top two floors are to be let together.

## BUSINESS RATES

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

|                              |            |
|------------------------------|------------|
| Rateable Value:              | £26,500    |
| Rates Payable (2024 / 2025): | £13,223.50 |

## PLANNING

Use Class E – therefore suitable for a wide range of uses such as office, medical, financial services.

## TERMS

The property is available to rent by way of a new full repairing and insuring lease for a term of years to be agreed. NB: If the property is let on a floor by floor basis then a service charge will need to be set up to cover the cost of any shared or communal items.

## RENT

Upon application.

## VAT

The property is not elected for VAT.

## EPC

An EPC is being commissioned.

## LEGAL FEES

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

## 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](mailto:finola@burstoncook.co.uk)

## SUBJECT TO CONTRACT – AUGUST 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.

*Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.*





