

30

QUEEN SQUARE
BRISTOL | BS1 4ND

OPEN PLAN SUITES TO LET

BOUTIQUE OFFICE SUITES
AVAILABLE FOR SMALL -
MEDIUM SIZED BUSINESSES,
AT ONE OF BRISTOL'S MOST
PRESTIGIOUS OFFICE ADDRESSES



KEY FEATURES

- ◆ Open plan suite
- ◆ Contemporary refurbishment
- ◆ Showers & bike storage
- ◆ Central Queen Square address
- ◆ 12 minutes walk to Temple Meads Railway Station
- ◆ Passenger lift
- ◆ On-site gym



LOCATION

Queen Square is considered to be one of Bristol's prime office areas situated in the heart of the city centre, offering good access to the inner circuit ringroad, which links Bristol Temple Meads Railway Station.

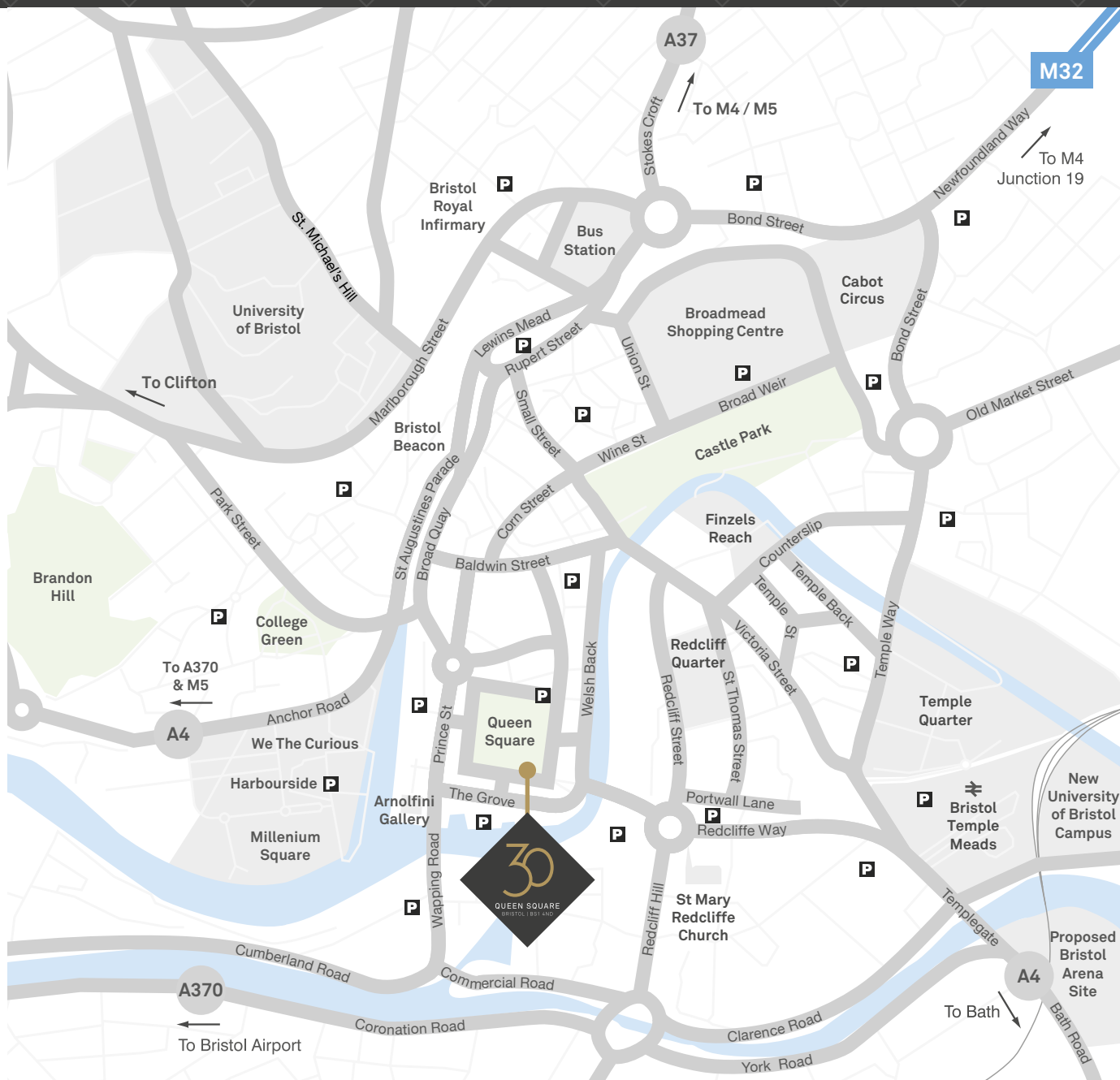
There are a wide variety of amenities close at hand including Broadmead shopping centre, a host of restaurants and public houses in nearby King Street and Bristol's famous waterfront is within 75 metres. Cabot Circus is also within walking distance.

Queen Square is said to be Europe's largest Georgian Square, which retains much of its original architectural style and has been greatly enhanced by the re-landscaping of the central square area.

Pay and display visitor car parking is close at hand, together with local NCP car parks.

Within walking distance...

Broadmead/Cabot Circus	15 mins
Temple Meads Railway Station	12 mins
Harbourside	5 mins
Clifton Triangle	20 mins





DESCRIPTION

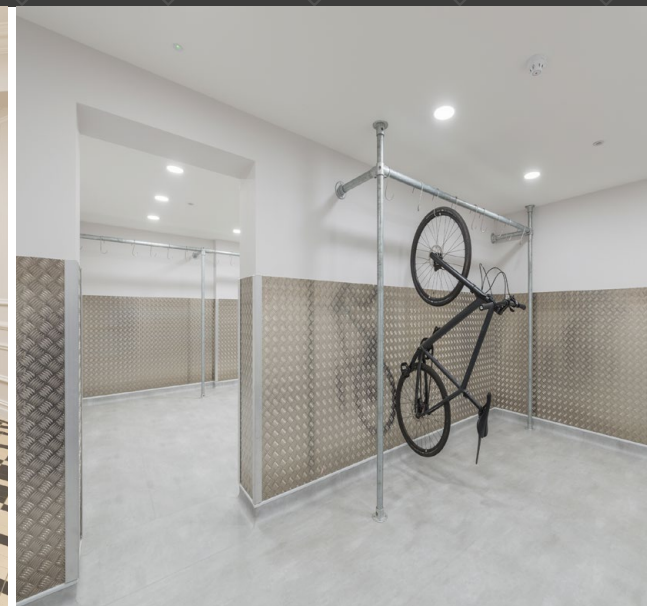
30 Queen Square offers modern open plan floors behind the grandeur of a period façade. Internally the building has undergone a major refurbishment and offers the following:

OPEN PLAN SUITES

- ◆ Suspended LED lighting
- ◆ New Mitsubishi triple split heating and cooling system
- ◆ Solid, dark wood oak flooring
- ◆ Capped off services (for kitchenette installation)
- ◆ Exposed galvanised perimeter trunking

REFURBISHED COMMUNAL AREAS

- ◆ Stunning tiled entrance reception
- ◆ Passenger lift
- ◆ WC's on all floors
- ◆ Dyson Airblade tap and hand dryers
- ◆ Shower facilities and changing area
- ◆ Bike storage
- ◆ Paxton 10 door entry system



ACCOMMODATION

CURRENT AVAILABILITY

In accordance with the RICS Code of Measuring Practice (6th Edition), the property has the following approximate net internal floor areas.

Floor	Area (Sq ft)	Area (Sq m)
Ground Floor (Front East)	411	38
Ground Floor (Front West)	480	44.6



FURTHER INFORMATION

Tenure

The suite is available to lease by way of new effectively full repairing and insuring lease, by way of a service charge, for a term of years to be agreed.

Rental

On Application.

Business Rates

Interested parties are advised to make their own enquiries directly with the Valuation Office Agency (www.voa.gov.uk).

Viewing

For an appointment to view please contact the sole agents:-

VAT

We understand the building is elected for VAT and therefore VAT is payable on all prices.

Energy Performance Certificate

Rating D (99).

Legal Fees

Each party is to bear their own legal fees incurred in this transaction.



Important Notice. These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.  Designed and produced by kubiakcreative.com 256606 8/25