

MODERN, DUAL ASPECT OFFICE SUITE - FOR SALE

Unit 401 QC30, 30 Queen Charlotte Street, Bristol, BS1 4HJ



- A modern, predominantly open plan office suite with dual aspect windows in the heart of Bristol city centre
- Secure bike storage and shower facilities
- Approximately 1,005 sq ft (93.3 sq m) NIA
- Within close proximity to Queen Square, Welsh Back and Bristol's 'Old Quarter' and a 10 min walk to Bristol Temple Meads Station
- Available by way of sale of the long leasehold interest



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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COOK**
0117 934 9977

LOCATION

QC30 occupies a prominent location on Queen Charlotte Street, which links the historic Queen Square area with the traditional business and restaurant districts of Welsh Back and Baldwin Street. Situated nearby is a multi-storey car park (where annual permits are available), with Broadmead shopping centre and Cabot Circus all within walking distance. Temple Meads Railway Station is also situated within a 10 minute walk.

DESCRIPTION

The office is located on the fourth floor and provides predominantly open plan space with a partitioned meeting room and kitchenette. The suite benefits from carpeting throughout, suspended ceilings with recessed lighting, and air conditioning. QC30 benefits from a passenger lift, communal WCs, shower and secure on-site bike storage.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 1,005 sq ft (93.3 sq m).

TENURE

The suite is available by way of the sale of the long leasehold interest, for 999 years from 1st January 2003 at a peppercorn rent.

PRICE

£195,000 plus VAT.

SERVICE CHARGE

The new purchaser will contribute a fair and reasonable proportion towards the building service charge costs on change of ownership.

PLANNING

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

BUSINESS RATES

In accordance with the Valuation Office Agency website, the premises has the following designation:

Rateable Value:	£16,750
Rates Payable (2025/26):	£8,358.25

We recommend that interested parties make their own enquiries with the Valuation Office Agency to establish the exact rates payable.

EPC

This property has an EPC rating of D–79.

VAT

We have been advised the property is elected for VAT.

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: Luke Dodge MRICS / Tobias Jones BSc (Hons)

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SUBJECT TO CONTRACT

November 2025

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