

# A MODERN, PENTHOUSE OFFICE SUITE –TO LET (MAY SELL)

Unit 501, 30 Queen Charlotte Street, Bristol, BS1 4HJ



- Approximately 2,424 sq ft (225.20 sq m) NIA
- A modern, predominantly open plan penthouse office suite, with a near panoramic outlook of the city!
- Refurbished to a high standard
- Within close proximity to Queen Square, Welsh Back and Bristol's 'Old Quarter' and a 10 min walk to Bristol Temple Meads Station
- Available to let (may sell)

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 property comprises a penthouse office suite with near panoramic views of the city and benefits from predominantly open plan accommodation, a meeting room, fully fitted kitchenette and break out area. The specification includes suspended ceilings with LED lighting, carpet & tiled flooring, gas central heating, comfort cooling, perimeter trunking, aluminium double glazed windows and a fibre optics line going into the office.

There are also communal disabled, male and female W.C's and a shower within the building. A covered secure bike storage is located to the rear of the building.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 2,424 sq ft (225.20 sq m).

## 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.

Alternately consideration would be given for sale of the long leasehold interest.

## QUOTED RENT

£17.50 per sq ft, per annum, exclusive of VAT.

## QUOTED PRICE

Price on application.

## 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: £52,000  
Rates Payable (2026/27): £24,960

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



## EPC

The property has an energy performance rating of C (59).

## VAT

We have been advised that 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

Tel: 0117 934 9977

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## SUBJECT TO CONTRACT

April 2026



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