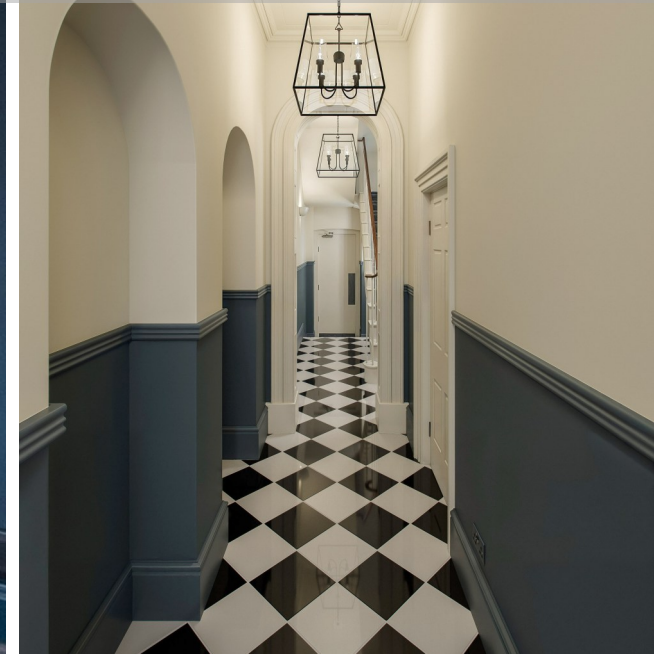


REFURBISHED OFFICE SUITES TO LET ON QUEEN SQUARE

50 Queen Square, Bristol, BS1 4LW



- Bristol's finest business address within close walking distance of Bristol Harbourside, Finzels Reach, Bristol's 'Old Quarter' and Temple Meads railway station
- A stunning period building available to lease on a floor by floor basis
- Individual floors from approximately 438 - 500 sq ft (40.69–46.45 sq m)
- On site car parking located on 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.

www.burstoncook.co.uk

 **BURSTON
COOK**
0117 934 9977

LOCATION

Queen Square is considered to be one of Bristol's prime office locations situated at the heart of the city centre and offering good access to the inner circuit ring road and walking distance to Bristol Temple Meads railway station. There are a wide variety of amenities close at hand including Broadmead Shopping Centre, Cabot Circus, a host of restaurants and public houses in nearby King Street and Bristol's famous waterfront is located within 75 metres.

DESCRIPTION

50 Queen Square comprises a mid-terrace period property providing office accommodation situated over ground, first, second and third floor levels. The property has been subject to a major refurbishment to include new air conditioning, new decorations and floor coverings together with refurbished WCs, shower, kitchenette facilities and contemporary LED lighting.

ACCOMMODATION

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

NO 50	Sq Ft	Sq M	Availability
Ground	451	41	Available
First	350	32.51	Available
Second	530	49.23	Available
Third	438	40	Available

CAR PARKING

3 car parking spaces are available located directly on Queen Square and charged at an additional cost of £2,000 per annum per space.

TERMS

The offices are available to rent by way of a new full repairing and insuring lease, by way of a service charge for a term of years to be agreed. All leases will be outside of the 1954 Act.

QUOTING RENT

£28.00 psf pax

PLANNING

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



BUSINESS RATES

As the property has never been let on a floor by floor basis, the business rates will need to be re-assessed upon occupation.

EPC

Rating B (38)

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

April 2026

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.



