50 QUEEN SQUARE, BRISTOL, BS1 4LW

BURSTON COOK
0117 934 9977



A STUNNING PERIOD BUILDING AVAILABLE TO LEASE ON A FLOOR BY FLOOR BASIS

SIZE (NIA)
Individual floors from approx 350 sq ft +++ (35.5 sq m)

£ QUOTING RENT
£28.00 psf pax

CAR PARKING
3 car parking spaces availaibe

TO LET

THE OPPORTUNITY

- Bristol's finest business address within close walking distance of Bristol Harbourside, Finzels Reach, Bristol's 'Old Quarter' and Temple Meads railway station.
- 'Class E' premises offered to let—suitable for a wide range of uses.
- On site car parking located on Queen Square.
- Quoting £28.00 psf per annum, exclusive.

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 accommodate 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

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M	AVAILABILITY
GROUND FLOOR	451	41	UNDER OFFER
FIRST FLOOR	350	32.51	AVAILABLE
SECOND FLOOR	530	49.23	AVAILABLE
THIRD FLOOR	438	40	AVAILABLE
TOTAL	**1,769**	**162.74**	

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.

TENURE

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.

RENT

Quoting £28.00 psf per annum, exclusive.

PLANNING

We understand the property benefits from Use Class E planning.
All parties are advised to make their own enquiries.

BUSINESS RATES

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

VAT

All prices are exclusive of VAT. We understand that the property is elected for VAT.

EPC

The property has an Energy Performance rating of B (38).

LEGAL FEES

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

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.

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.

MISREPRESENTATION ACT 1967

This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER

Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT
APRIL 2026



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