

HIGH SPECIFICATION OFFICE SPACE—TO LET / FOR SALE

Unit 102A QC30, 30 Queen Charlotte Street, Bristol, BS1 4HJ



- A modern office suite located in the heart of Bristol city centre
- Available for sale by way of the long 999 year lease, or to let
- Finished to a high specification to include fitted meeting room
- Secure bike storage & shower
- Approx NIA of 504 sq ft (46.8 sq m)
- Excellent location within close proximity to Queen Square, Welshback, Bristol's Harbourside and the 'Old Quarter'



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

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

QC30 comprises a multi-occupancy, purpose built office building. The subject property is located on the first floor and benefits from a suspended ceiling, carpet flooring, LED lighting, high quality meeting room, refreshment station, storage cupboard, lift access, secure bike storage and communal WCs and shower.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 504 sq ft (46.8 sq m).

TENURE

The suite is available by way of a sale of the long leasehold interest.

Alternatively, consideration would be given to a new effectively full repairing lease with terms to be agreed.

PRICE

£150,000 plus VAT.

RENT

£10,000 pax

BUSINESS RATES

In accordance with the Valuation Office Agency website (www.voa.gov.uk), the premises has the following designation:

Rateable Value:	£10,500
Rates Payable (as of 1st April 2026):	£4,536

We recommend that interested parties make their own enquiries with the Valuation Office Agency to establish the exact rates payable. As the property has an RV less than £12,000, a tenant may be legible for up to 100% business rates relief.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants

SERVICE CHARGE

The tenant will be responsible for the payment of a fair and reasonable proportion of the building service charge.

EPC

The property has an EPC rating of B (45).

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: Finola Ingham FRICS / Luke Dodge MRICS

Tel: 0117 934 9977

Email: finola@burstoncook.co.uk / luke@burstoncook.co.uk

SUBJECT TO CONTRACT

June 2026

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (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.

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.

