



FOR SALE / TO LET



GROUND FLOOR
OFFICE SUITE FOR
SALE / TO LET



SIZE (NIA)
1,263 sq ft
117.34 sq m

£ PRICE / RENT

£325,000
£18.50 psf





THE OPPORTUNITY

- A modern office suite, located walking distance from Bristol Temple Meads Station
- 'Class E' premises offered to let / for sale —fitted to a high quality
- Approximately 1,263 sq ft (117.34 sq m)
- Quoting price £325,000 exclusive
- Quoting rent £18.50 per sq ft per annum, exclusive.

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

A high specification ground floor open plan office suite, benefiting from a modern kitchenette, 3 x meeting rooms which can be used a 1 x large meeting room with moveable partitioning, suspended LED lighting, air conditioning and laminate flooring. We have also been informed the suite has recently been rewired and has had a new ceiling installed during the recent refurbishment.



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
GROUND FLOOR	1,263	117.34
TOTAL	1,263	117.34

TENURE

The property 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. Alternatively the sale of the long leasehold interest will also be considered.

QUOTING PRICE / RENT

Quoting price £325,000 exclusive for the long leasehold interest being 999 years at a peppercorn rent dated 1st January 2003.

Quoting rent £18.50 per sq ft, 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

In accordance with the [Valuation Office Agency](#) website, the property has the following designation as of April 2026/27:

Rateable Value: £23,750

Rates Payable: £10,260

All parties are advised to make their own enquiries.

VAT

We understand the property is VAT elected.

EPC

The property has an [Energy Performance](#) rating of B (43).

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burstons 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.



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

SUBJECT TO CONTRACT

JULY 2026



CONTACT

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