



TO LET / FOR SALE



MODERN OFFICE
SUITE TO LET / FOR
SALE IN HEART OF
CITY CENTRE



SIZE (NIA)
1,729 sq ft
160.59 sq m



RENT / PRICE
£17.50 psf pax
£340,000 plus VAT



CAR PARKING
2 allocated car
parking spaces



THE OPPORTUNITY

- A modern office suite, located walking distance from Bristol Temple Meads Station
- 'Class E' premises offered to let / for sale
- Approximately 1,729 sq ft (160.59 sq m) NIA
- 2 car parking spaces allocated to the suite
- Quoting rent £17.50 per sq ft per annum, exclusive
- Quoting price £340,000 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

The office is located on the second floor and provides predominantly open plan accommodation fronting onto Queen Charlotte Street. The suite benefits from a fitted modern kitchenette, two partitioned meeting rooms, suspended ceilings with LED lighting, a mix of carpet tile and laminate flooring, air conditioning system, perimeter trunking and gas central heating.

Within the building, there is a passenger lift, communal WC's and shared shower facilities, together with on-site bike storage.



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
SECOND FLOOR	1,729	160.59
TOTAL	1,729	160.59

CAR PARKING

There are two allocated car parking spaces available within a secure car park to the rear of the building which is available via separate negotiation.

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 sale of the long leasehold interest will also be considered.

QUOTING RENT / PRICE

Quoting rent £17.50 psf, per annum, exclusive.

Quoting price £340,000 exclusive for the long leasehold interest being 999 years at a peppercorn rent dated 1st January 2003.

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:

Rateable Value: £33,500

Rates Payable: £14,472

All parties are advised to make their own enquiries.

VAT

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

EPC

The property has an [Energy Performance](#) rating of C (73).





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, 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 Burstons Cook expertise and accordingly Burstons 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
SEPTEMBER 2026



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