2ND & 3RD FLOORS, 7 QUEEN SQUARE, BRISTOL, BS1 4EJ

BURSTON COOK
0117 934 9977

TO LET

ATTRACTIVE OFFICE SUITE OVERLOOKING QUEEN SQUARE

SIZE (NIA)
1,064 sq ft
100 sq m

£ QUOTING RENT
£28.50 psf pax

CAR PARKING
UP TO 3 SPACES AVAILABLE

THE OPPORTUNITY

- Located on the prestigious Queen Square, close to a host of amenities
- Self contained office suite
- Approximately 1,064 sq ft (100 sq m) NIA
- Parking directly on Queen Square

LOCATION

Queen Square is said to be Europe's largest Georgian Square, which retains much of its original architectural style and is also considered to be one of Bristol's prime office areas situated at the heart of the City offering good access to the inner circuit ring road which links to Bristol Temple Meads Railway Station. There are a wide variety of amenities close at hand including Broadmead Shopping Centre and Cabot Circus, a host of restaurants and public houses in nearby King Street and Bristol's famous waterfront is within 75 metres.

DESCRIPTION

The property comprises attractive period office accommodation arranged over two floors in one of Queen Square's most distinguished buildings. Refurbished to a high standard, the offices benefit from LED lighting, carpet flooring and new decorations, a private kitchenette, and access to shared WCs and a shower.

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	552	52
THIRD FLOOR	512	48
TOTAL	**1,064**	**100**

CAR PARKING

Up to 3 car parking spaces are available to rent by way of separate neogitation on Queen Square.

TENURE

The suite 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 with the landlord.

RENT

Quoting £28.50 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

In accordance with the Valuation Office Agency website, the property has the following designation as of April 2026:

Rateable Value: £13,750
Rates Payable: £6,861.25

All parties are advised to make their own enquiries.

VAT

The property is elected for VAT and therfore VAT is payable on all prices.

EPC

The property has an Energy Performance rating of D (76).

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
SEPTEMBER 2026

CONTACT

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