



Lewins House, Narrow Lewins Mead, Bristol BS1 2NN
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TO LET
55 QUEEN SQUARE, BRISTOL,
BS1 4LH



- **APPROXIMATELY 1,528 SQ FT (142 SQ M), PLUS BASEMENT STORAGE**
- **SELF CONTAINED OFFICE, DUE TO BE REFURBISHED**
- **PRIME QUEEN SQUARE LOCATION**
- **3 ALLOCATED CAR PARKING SPACES**
- **NEW LEASE AVAILABLE**

SUBJECT TO CONTRACT

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.

Pay & Display visitor parking is close at hand together with an NCP car park on Prince Street & Queen Charlotte Street.

DESCRIPTION

The property comprises a self contained building of traditional period style, which is due to undergo a refurbishment throughout to provide contemporary office accommodation. The refurbishment will include new dark grey carpets, grey / white contemporary decorations and new LED lighting. There are also WC and kitchenette facilities, together with additional useful basement storage and gas central heating.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:-

Ground floor:	598 sq ft	(55.5 sq m)
First floor	359 sq ft	(33.3 sq m)
Second floor	340 sq ft	(31.5 sq m)
Third floor	231 sq ft	(21.4 sq m)
Basement storage:	202 sq ft	(18.7 sq m)
Total:	1,730 sq ft	(160.7 sq m) <i>(including the basement storage)</i>

CAR PARKING

There are 3 allocated car parking spaces available, available at an additional charge.

TERMS

The property is available to rent by way of a new full repairing and insuring lease for a term of years to be agreed. Rental on application.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has the following designation:

Rateable Value:	£23,250
Rates Payable (2019 / 2020):	£11,416

ENERGY PERFORMANCE CERTIFICATE

Rating E (119).

VAT

TBC.

LEGAL COSTS

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

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 any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.

VIEWING AND FURTHER INFORMATION

For viewing and further information, strictly through the sole agents: -

Burston Cook

FAO: Finola Ingham MRICS or Julian Cook FRICS

Tel: 0117 934 9977

Email: Finola@burstoncook.co.uk / julian@burstoncook.co.uk

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JUNE 2019

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