

alder king
PROPERTY CONSULTANTS

FOR SALE – MAY LET

5 Queen Square

Bristol BS1 4JQ

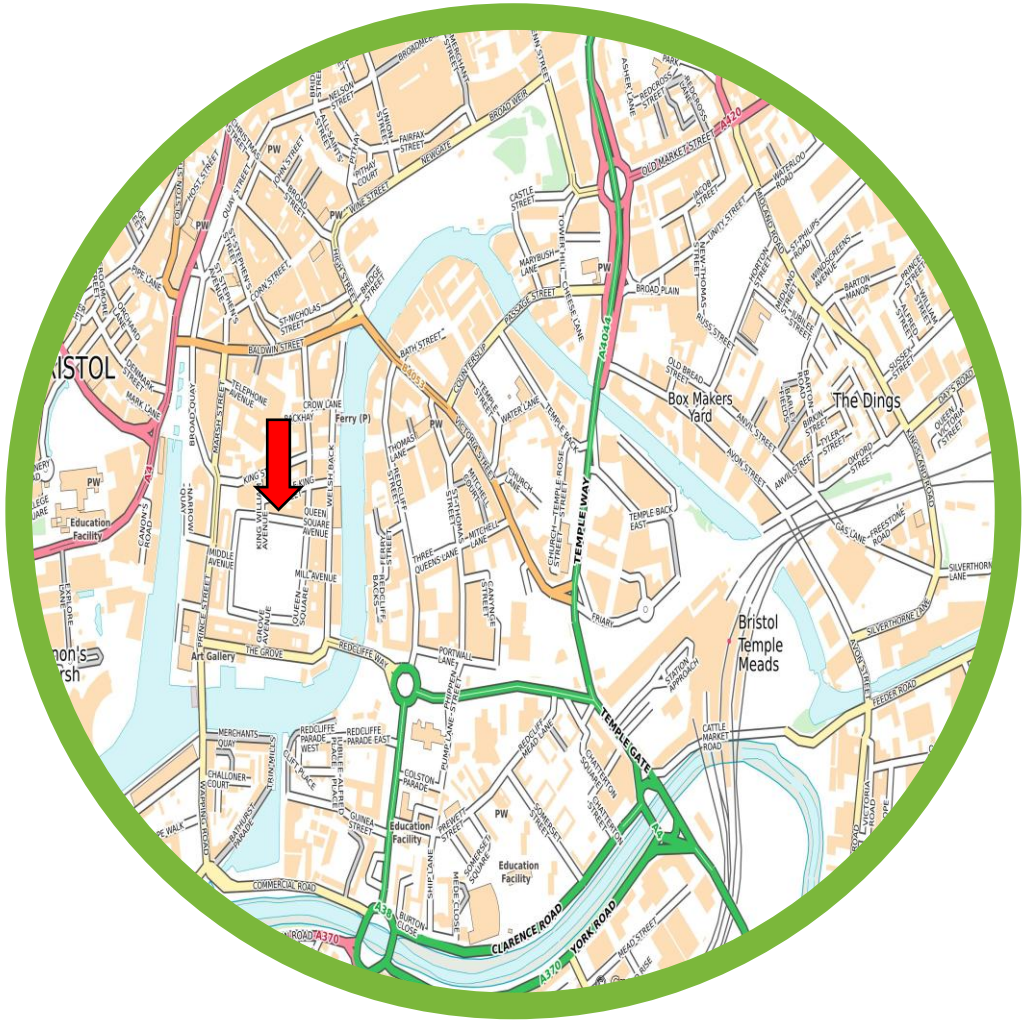
Attractive fully refurbished, self-contained property with parking and basement storage – 3,028 sq ft net approx.
Suitable for a range of uses subject to obtaining the necessary consents

Location

Queen Square is the largest Georgian Square outside of London and was originally developed in the early 18th Century. Seen as one of the most sought-after business addresses in Bristol, the square offers an attractive working environment while also being conveniently located near a range of amenities such as shops, bars, restaurants and Hotels.

Temple Meads railway station is within a short walk and less than 1 mile away. The property is also located close to the major retail facilities of Broadmead and Cabot Circus, both are within walking distance and only approximately 1.5 miles away.

M32	Bristol Temple Meads	Cabot Circus	Wapping Wharf
1.5 miles northeast	1 mile east	1.5 miles north	0.5 mile south



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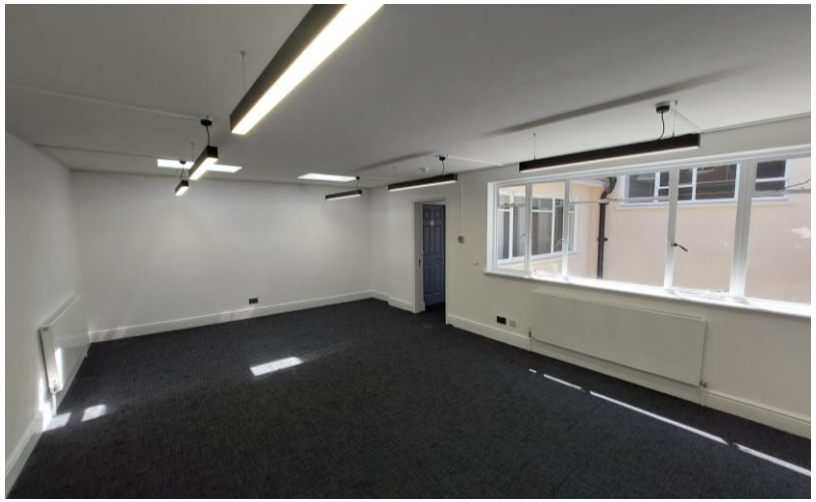









Accommodation

Description
This attractive self-contained period property is accessed directly off Queen Square and is arranged over ground and three upper floors, which some additional basement storage.

The property has been comprehensively refurbished, with significant works both externally and internally have been undertaken, including redecoration throughout, new WC's and Kitchen facilities. The building now offers contemporary office accommodation in one of the most desirable locations in Bristol.

Consideration may also be given to offering the accommodation in a fully fitted / furnished condition.

Car Parking
We are advised that the property is offered with 1 allocated car parking space, located on the Square, which is offered by way of a separate licence.

Services
We are advised that main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to their state, condition and suitability.

Area	Sq ft	Sq m
Basement	*270*	*25.08*
Ground Floor	753	69.94
First Floor	912	84.69
Second Floor	868	80.60
Third Floor	495	46.02
TOTAL	**3,028**	**281.26**
Total Inc Basement	*3,298*	*306.33*

No VAT



Basement storage



Gas fired central heating



Onsite parking



LED lighting



Kitchenette



WC facilities



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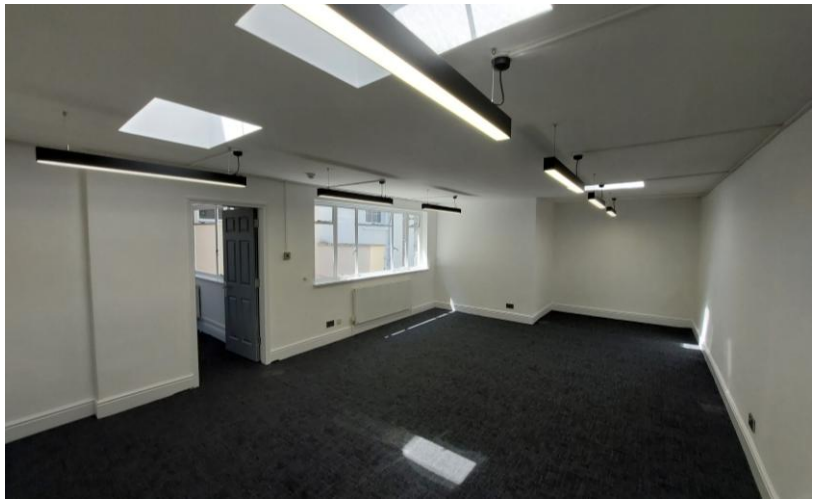







Planning | Rates | EPC | Terms

Planning
We are verbally advised that the accommodation has planning consent for office use, under Class E of the Uses Classes Act 2020. Any occupier should make their own enquiries to the Planning Department of Bristol City Council. www.Bristol.gov.uk

The property could also be suitable for a range of alternative uses, subject to securing the necessary consents.

Business Rates
Interested parties should make their own enquiries to Bristol City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. www.voa.gov.uk

Energy Performance Certificate
An EPC will be commissioned and will be available for inspection.

Code for Leasing
For the latest RICS advice on commercial property leasing, please consult the RICS Real Estate Code for Leasing 2020

VAT
Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/price, and we recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement. We have however been verbally advised that the property is **not** elected for VAT.

Tenure
The property is available by way of the disposal of the long leasehold interest, the remainder of a 2000 year lease granted in 1918.

Alternatively, consideration may be given to granting a new full repairing lease for a term of years to be agreed.

Price
Guiding a price of £800,000 exclusive.

Legal Costs
Each party is to be responsible for their own legal costs.

References/Rental Deposits
Financial and accountancy references may be sought from any prospective tenant/purchaser prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

AML
A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:

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AK Ref: TWD/100012 **Date:** August 2026 **Subject to Contract**

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Important Notice

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain adv ce from a specialist source.