



TO LET

QUEEN SQUARE HOUSE

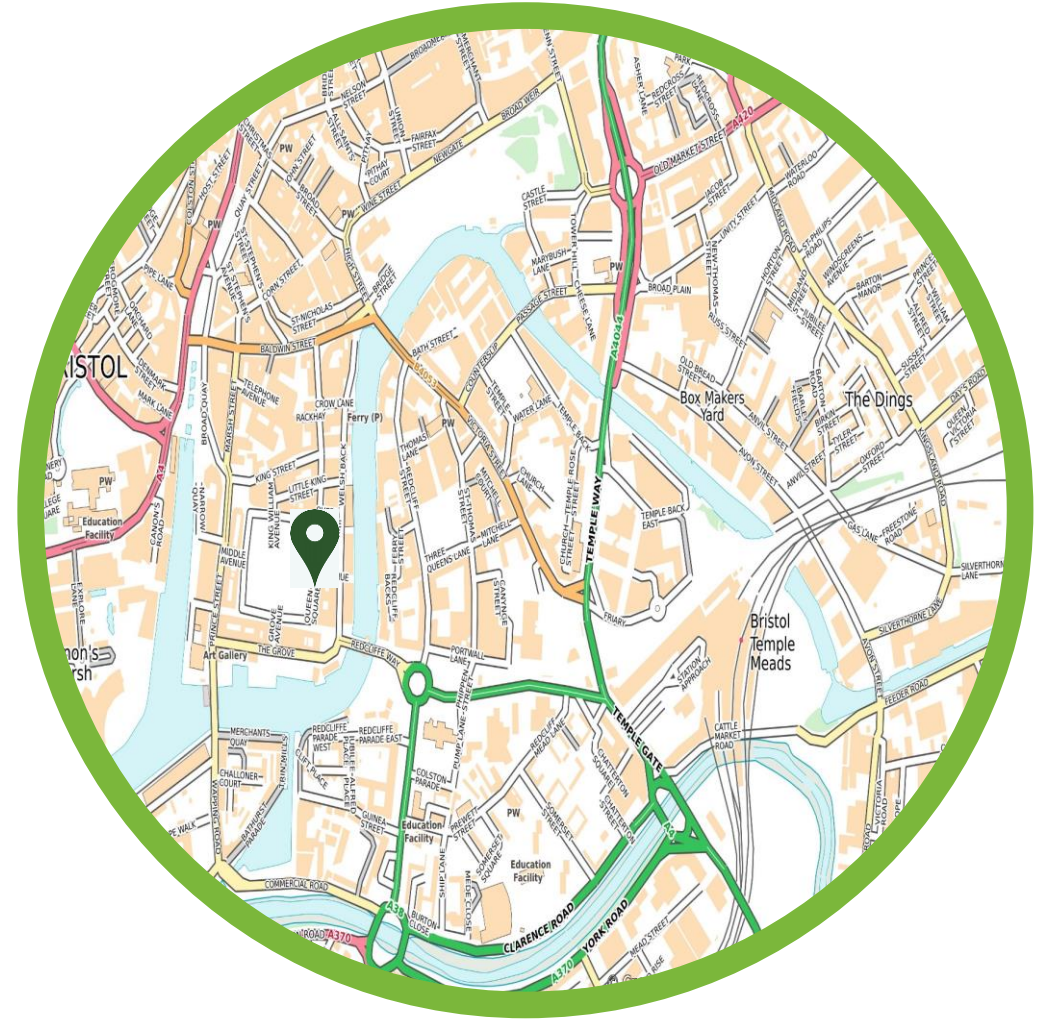
18 – 21 Queen Square, Bristol, BS1 4NH

Prestigious period property with an array of small office suites ranging from circa 240 – 1,000 sq ft net approx.

Location

The historic Queen Square is one of Bristol's most sought after business addresses. In addition to the attractive working environment and ease of parking, the Square benefits from a range of bars, restaurants, and hotels in close proximity.

Temple Meads station is within easy walking distance, as is the bus station and retail and leisure facilities of Broadmead and Cabot Circus.



Temple Meads



Less than 1 miles east

Cabot Circus



1.5 miles north east

Bus Station



1.5 miles north

M4/M5



10 miles

Accommodation

Description

Queen Square House is an attractive and prestigious building on the Eastern side of the Square. The available office suites range in sizes and can be offered individually or combined to meet a variety of sizes. The property has also undergone some refurbishments works to include the reception, WC and shower facilities.

Parking

The property has secure basement car parking, subject to availability, and is offered by way of a separate licence.

Services

We are advised that all 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 the state and condition of such items.

Area	Sq ft	Sq m
Ground Floor – G4	403	37.44
First Floor – 1.3	962	89.37
Third Floor - 3.4	243	22.58
Third Floor - 3.5	375	34.84
Third Floor - 3.6	375	34.84
TOTAL	2,358	219.07

Secure bicycle Parking



Shower facilities



Manned Reception



2 x Passenger Lift



Recessed/LED lighting



Shared Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Bristol City Council.

www.bristol.gov.uk

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 has been 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. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

Terms

The accommodation is available on a new full repairing and insuring service charge lease for a term of years to be agreed.

Rent

The accommodation is offered at a quoting rent of £23.50 per sq ft per annum 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 prior to agreement. Prospective tenants may be required to provide a rental deposit subject to their financial standing.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements once terms have been agreed.

Viewing Arrangements

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

Alder King Property Consultants

Pembroke House
15 Pembroke Road
Bristol BS8 3BA
www.alderking.com

Tom Dugay

0117 317 1094
07974 186462
tdugay@alderking.com

CSquared Real Estate

Seonaid Butler

0117 523 423
07885 250476
Seonaid.butler@csquaredre.co.uk



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Subject to Contract

Important Notice

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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 advice from a specialist source.