

TO LET—QUEEN SQUARE OFFICES Bristol

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PROPERTY CONSULTANTS



**CITY CENTRE OFFICE
ACCOMMODATION IN
ATTRACTIVE PERIOD
PROPERTY**

**72 Queen Square
Queen Square
Bristol
BS1 4JP**

**807 - 2,356 sq ft
(75 - 219 sq m) net approx**



72 Queen Square, Queen Square, Bristol, BS1 4JP

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.

Templemeads station is within a short walk as are the major retail facilities of Broadmead and Cabot Circus.



Description

72 Queen Square benefits from good natural light on all floors and unrivalled views over the square. The building has been comprehensively refurbished to provide high quality office accommodation.

All floors are equipped with new LED lighting in addition to being fully Cat 6 data cabled. The property also offers WC, a shower and Kitchen facilities.

Accommodation

Area	Sq ft	Sq m
Ground Floor	LET	LET
First Floor	807	75
Second Floor	807	75
Third Floor	742	69
TOTAL	2,356	219

All measurements are approximate Net Internal Areas.

Rent

Quoting an all-inclusive rent of £40.00 per sq ft per annum exclusive. The quoting rent includes, service charge and utilities.

Lease

The accommodation is offered by way of a new full repairing and insuring service charge lease, for a term of years to be agreed.

Services

We are advised that all main services are connected to the premises and 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.

Planning

We understand that the accommodation has planning consent for offices but all interested parties should make their own enquiries to the Planning Department of Bristol City Tel: 0117 922 3000 or www.bristol.gov.uk.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

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.

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 landlords' discretion.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser/tenant prior to instructing solicitors.

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Energy Performance Certificate

The energy performance certificate rating is D (95). The full certificate and recommendations can be provided on request.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Asbestos Regulations

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 Control of Asbestos Regulations 2012 (CAR 2012). 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.

VAT

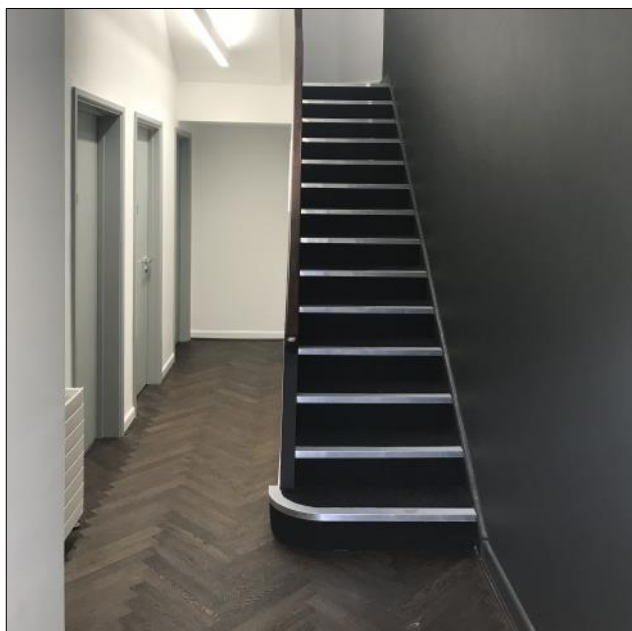
Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.



Viewing Arrangements

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

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