

OFFICES TO LET

14 - 16 Queen Square, Bristol City Centre, BS1 4NT

1st & 2nd Floors: 3,237 - 7,489 ft² (301 - 696 m²) with parking



Location - BS1 4NT

Queen Square is one of Bristol's most sought after business addresses with an unrivalled location in the heart of the city centre. Queen Square is within a 10 minutes walk of Bristol Temple Meads station and Cabot Circus.

Description

14 - 16 Queen Square comprises a prominent four storey office building offering open plan office space behind a period style façade on the east side of Queen Square. The offices provide the following specification:

- Suspended ceiling with LED lighting.
- Excellent natural light with views across Queen Square.
- Passenger lift serving all floors & WCs on each floor.
- Modern basement shower block with secure cycle storage.

Tenure

The offices are available to let as a whole or floor by floor basis on a new lease direct from the Landlord.

Quoting Rent & Service Charge

Upon application to the sole agents.

EPC - E108

Floor Areas

Viewing & Further Information

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Floor	Area	Area	Demised Parking
2nd	4,252	395.02	3
1st	3,237	300.73	2
Total	7,489 sq ft	695.75 sq m	5 car spaces

Business Rates

Rateable Value: £92,000 (Both 1st & 2nd Floors combined)
Rates Payable 2018/19: £45,356 per annum (£6.06 per sq ft)

Additional Parking

The Landlord can offer an additional 10 car parking spaces on separate licence agreement, at £1,500 per space per annum, this could allow a new tenant to have 15 onsite car spaces.

VAT - All figures quoted are exclusive of VAT.

Use - Use Class E (formerly B1 Offices)

Legal Costs

Each party to bear their own legal costs.





Important Notice

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