

# To Let

Queens Quay  
33-35 Queen Square  
Bristol  
BS1 4LU

2,638 - 7,074 sq ft (245.1 - 657.2 sq m)  
8 basement car spaces



## Location

Queen Square is one of the largest complete Georgian Squares in Europe, and one of Bristol's most attractive and prestigious office locations. Situated in the heart of Bristol's commercial centre, it is close to a wide range of pubs, restaurants and other leisure facilities.

Temple Meads railway station is located within easy walking distance around 0.5 miles away, and the M32 is approximately 1 mile distant, providing access to the national motorway network via the inner ring road.

## Description

Queens Quay is a modern office building comprising high quality office space arranged over ground and 3 upper floors, with secure basement car parking.

The available accommodation is located on the ground floor, and is fitted out and cabled, ready for immediate occupation as short term or swing space, it benefits from the following specification;

- \* Suspended ceilings with inset Category 2 lighting
- \* Air conditioning
- \* Full access raised floors
- \* Double glazed windows
- \* Male, female and disabled WCs

The suite has the benefit of secure 8 basement parking spaces.

## Accommodation

The property has the following approximate net internal floor areas:

Ground Floor	Sq ft	Sq m
Suite A	2,638	245.1
Suite B	4,436	412.1
<b>Total:</b>	<b>7,074</b>	<b>657.2</b>

Subject to Contract  
February 2019

## Rent & Service Charge

Details upon application.

## Terms

The accommodation is available by way of an assignment or sub-lease for a period expiring 30th November 2020. A longer term may be available by agreement with the landlord.

## Business Rates

Details available on request.

## VAT

All figures quoted are exclusive of VAT, if chargeable.

## EPC

The building has a rating of D—95.

## Legal Costs

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

For further information or an appointment please contact:

**Paul Williams**  
0117 988 5301  
paul.williams@avisonyoung.com

### Avison Young

St Catherines Court, Berkeley Place, Bristol BS8 1BQ

Avison Young is the trading name of GVA Grimley Limited. © 2019 GVA Grimley Limited

1) Avison Young hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is) in this brochure is provided on the following conditions:  
2) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.  
3) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or

representations of fact but satisfy themselves of their correctness by inspection or otherwise.  
4) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.  
5) All prices quoted are exclusive of VAT.  
6) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.