



**TO LET**

# 5 Queen Square

Bristol BS1 4JQ

Self-contained property with parking and basement storage – 3,028 sq ft net approx.



# 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**



**1.5 miles northeast**

**Bristol**



**1 mile east**

**Cabot Circus**

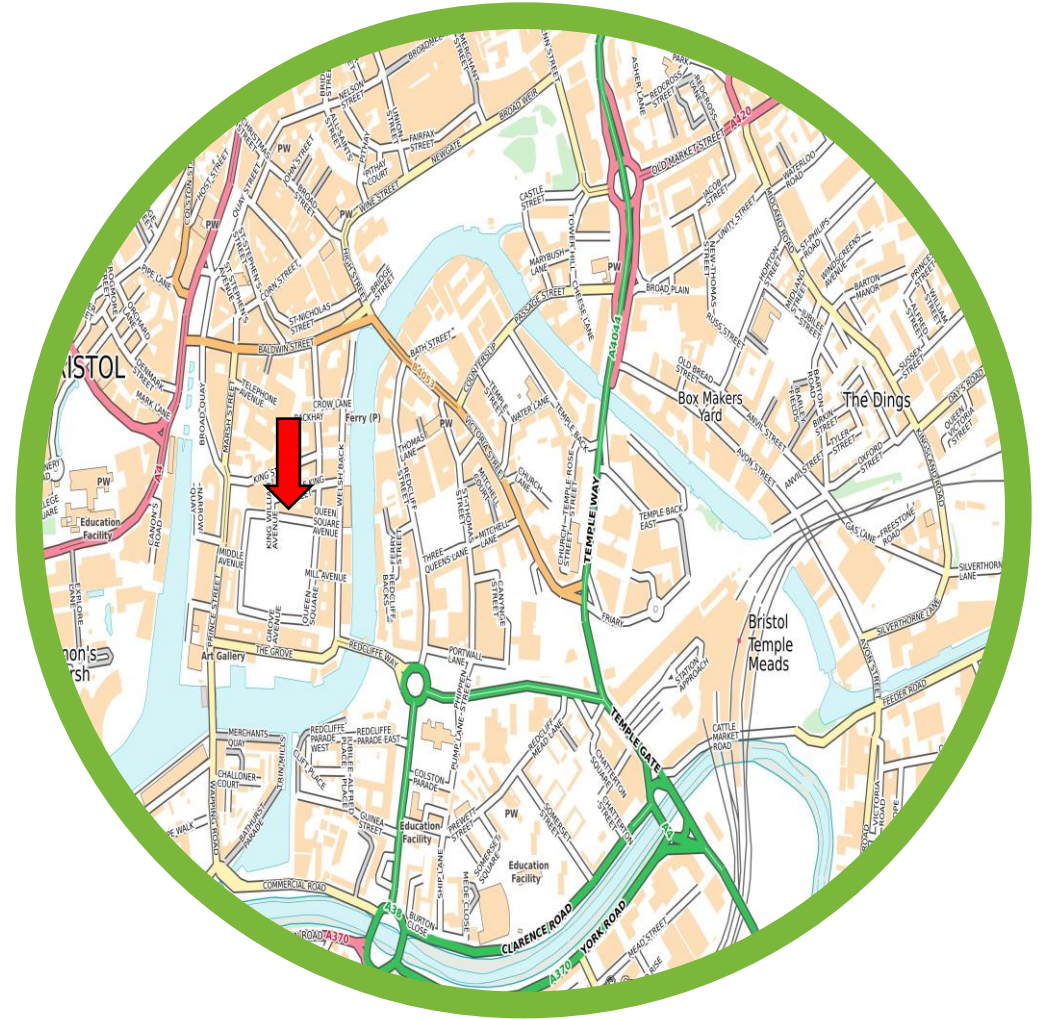


**1.5 miles north**

**Wapping Wharf**



**0.5 mile south**



# Accommodation

## Description

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

## Car Parking

We are advised that the property is offered with 2 allocated car parking spaces, located on the Square. One of these is 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
<i>Basement</i>	270	25.08
Ground Floor	753	69.94
First Floor	912	84.69
Second Floor	868	80.60
Third Floor	495	46.02
<b>TOTAL</b>	<b>3,028</b>	<b>281.26</b>
<i>Total Inc Basement</i>	3,298	306.33

### Period property



### Basement storage



### Gas fired central heating



### Onsite parking



### Recessed lighting



### Kitchenette



### WC facilities



# 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](http://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](http://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](#)

## Terms

The property is available on a new full repairing lease for a term of years to be agreed.

## Rent

£22.50 per sq ft per annum exclusive of VAT.

## 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 the landlord's discretion.

## 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.

## AML

A successful tenant 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:



## Alder King Property Consultants

Pembroke House  
15 Pembroke Road  
Clifton  
Bristol  
BS8 3BA

[www.alderking.com](http://www.alderking.com)

**AK Ref:** TWD/100012

**Date:** June 2024

**Subject to Contract**

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## Important Notice

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### 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.