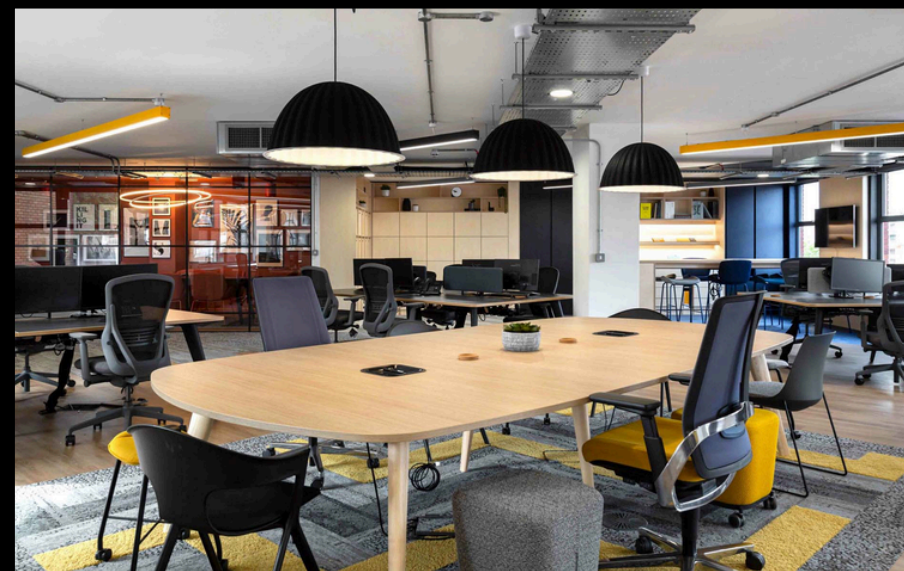


QCH, 53-55 Queen Charlotte Street, Bristol, BS1 4HQ

100% ELECTRIC

PRIVATE ROOF TERRACES - BENEFITS FROM FIT OUT, MEETING ROOMS AND KITCHENS IN SITU

2,009 - 7,961 sq ft - Ground, 1st & 5th floors - suitable for 15 - 40 desks



QCH, 53-55 Queen Charlotte Street, Bristol, BS1 4HQ

LOCATION - BS1 4HQ

QCH occupies a prominent position on Queen Charlotte Street, which links the historic Queen Square area with the traditional business and restaurant districts of Welshback and Baldwin Street. Broadmead shopping centre and Cabot Circus, within walking distance.

There are also many amenities close by to include Spicer & Cole, Coffee #1, Sandwich Sandwich, Pret, together with a host of independent traders located in St Nics Market. Temple Meads Railway Station is also situated within a 10 minute walk.

Description

The offices provide modern open plan office accommodation. The floors benefit from the following specification:

- VRV heating and cooling. 100% electric building.
- LED strip lighting and excellent natural light.
- Communal building shower facilities, cleaned and maintained under the service charge.
- Partly fitted to include glazed meeting rooms and kitchen provisions.
- Private roof terrace on the 5th floor and 1st floor.
- Secure internal bike storage.

Office Floor Area (NIA)

Floor	Area (Sq ft)	Area (Sq M)
5th Floor	2,009 sq ft	187 sq m
1st Floor	2,854 sq ft	265 sq m
Ground Floor	3,098 sq ft	288 sq m
Total	7,961 sq ft	740 sq m

Tenure

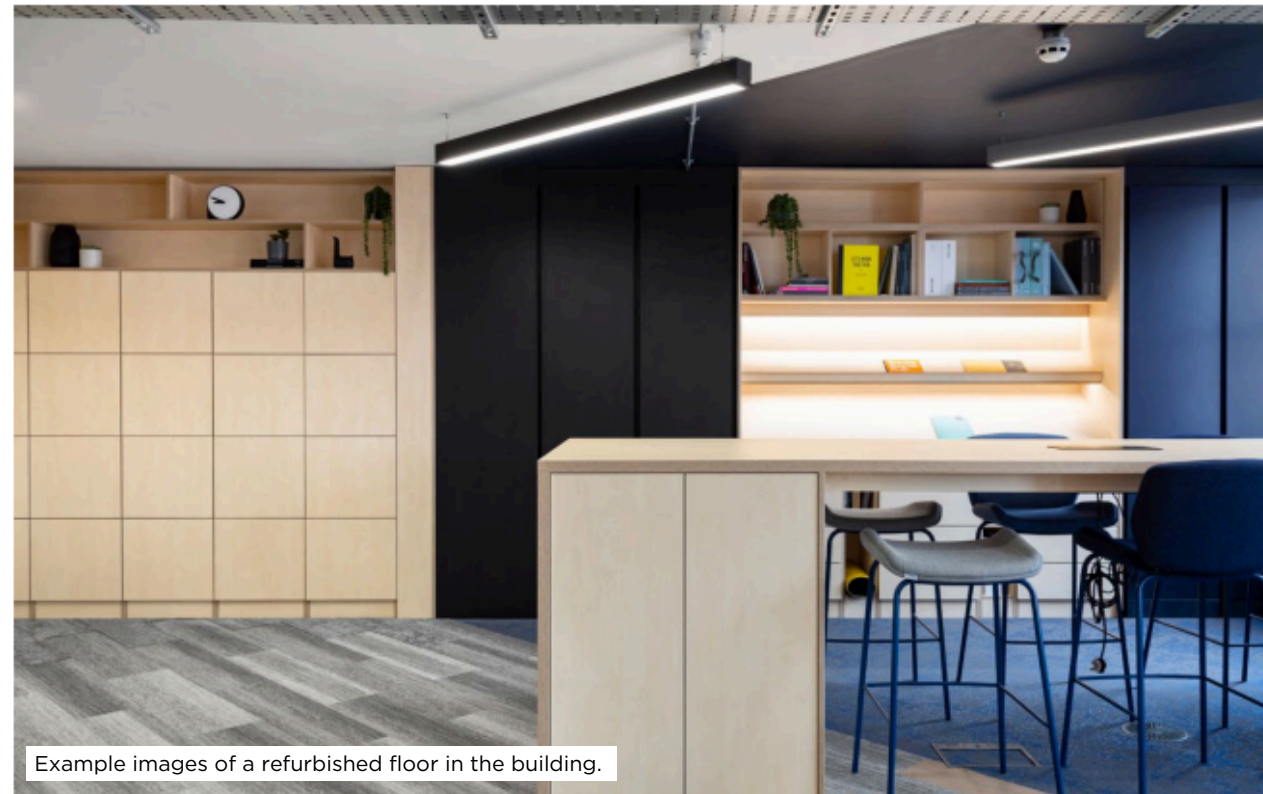
The offices available on a floor by floor basis via a new lease term may be available direct from the landlord for a term of years to be agreed.

Quoting Rent & Service Charge

Upon Application to the joint agents.



QCH, 53-55 Queen Charlotte Street, Bristol, BS1 4HQ



Example images of a refurbished floor in the building.

QCH, 53-55 Queen Charlotte Street, Bristol, BS1 4HQ

QCH



QCH, 53-55 Queen Charlotte Street, Bristol, BS1 4HQ

Business Rates

Rateable value 5th floor: £18,000
Rates payable - £8,980 per annum (£4.47 per sq ft).

Rateable value 1st floor: £51,338
Rates payable - £28,026 per annum (£9.82 per sq ft).

Rateable value Ground floor: £43,750
Rates payable - £21,840 per annum (£7.05 per sq ft).

We recommend all interested parties contact the local authority to confirm the exact rating liability on the office suites.

Use

Use Class E commercial (formerly B1 Offices).

EPC

C71

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party to bear their own legal costs.

CONTACT

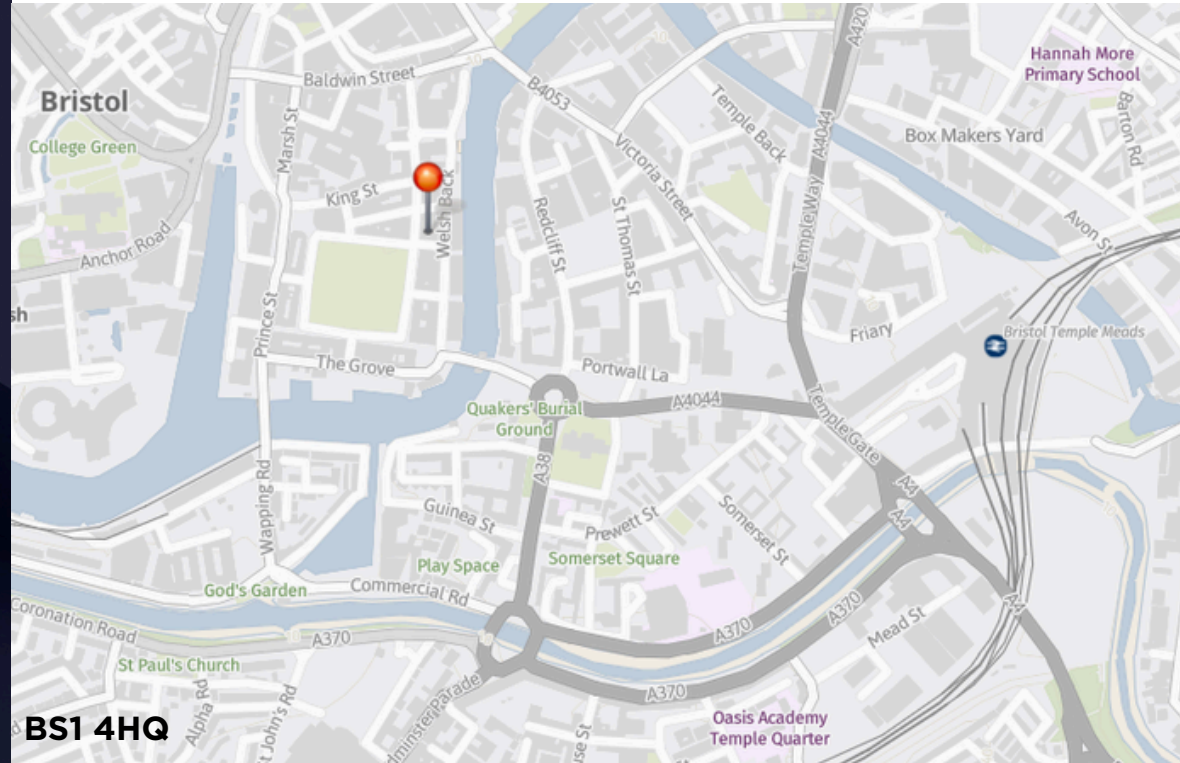
For further information please contact:

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sam.j.williams@savills.com
07811 762 491

Harry Allen
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07807 999 440

Or contact our joint agents Burston Cook:

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