

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

'PLUG N PLAY' OFFICES - AVAILABLE IMMEDIATELY

2,854 sq ft - Fully fitted with 22 x desks, breakout space and kitchen

**100% ELECTRIC
EPC B**

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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 1st floor office provides fully fitted offices to the following specification. The 1st floor occupier will benefit from the following:

- 22 x desks, 3 x meeting rooms, 4 x hot desks, breakout spaces and kitchen with white goods.
- VRV heating and cooling. 100% electric building.
- LED strip lighting and excellent natural light.
- Shower, changing rooms, cycle provision are undergoing refurbishment due to complete Spring 2026.
- 1st floor benefits from private decked outside area.
- The basement will provide gym / fitness facilities available from early 2026.

Office Floor Area (NIA)

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

Tenure

The office is available 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.



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1st Floor Space Plan



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QCH



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Business Rates

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

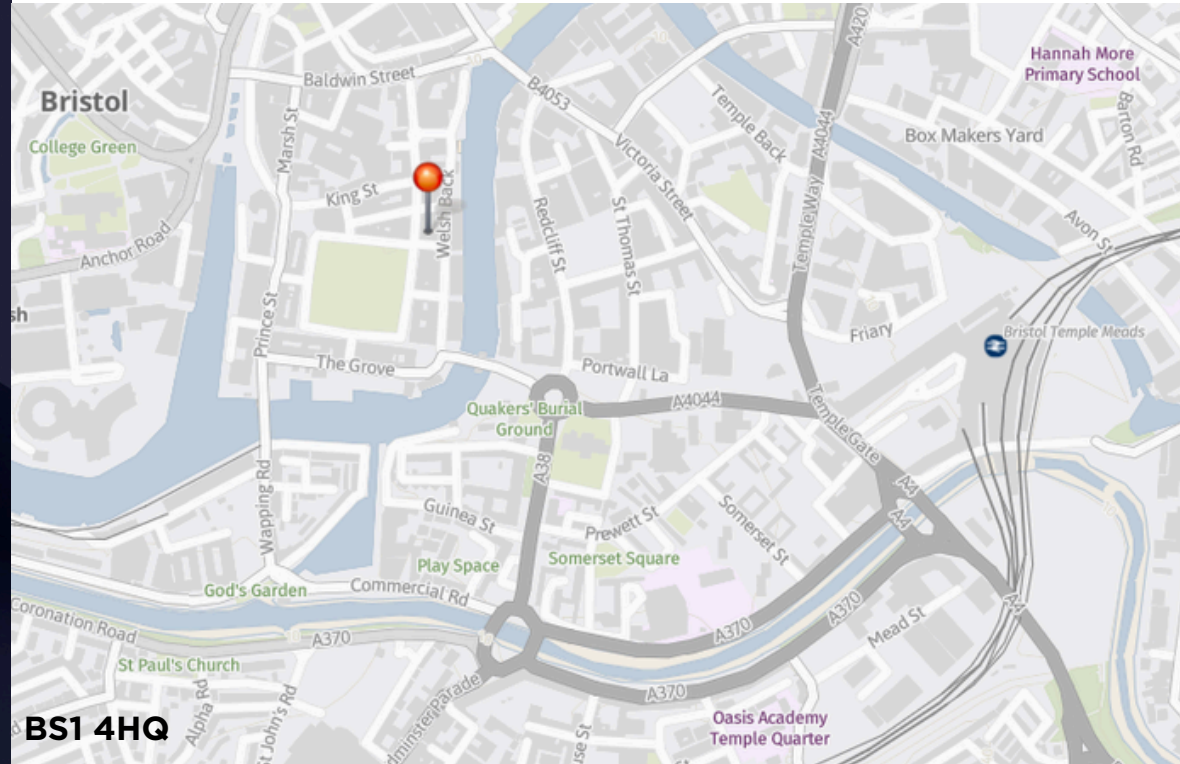
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VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party to bear their own legal costs.



CONTACT

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