





TO LET

Queen Square Offices

- ❖ Refurbished open plan offices
- ❖ 742 sq ft to 2,356 sq ft
- ❖ Parking space on the Square
- ❖ Shower and kitchen facilities

Availability

1st floor	807 sq ft	75 sq m
2nd floor	807 sq ft	75 sq m
3rd floor	742 sq ft	69 sq m
Total	2,356 sq ft	219 sq m

Planning

Use Class E.

Business Rates

Available upon application. Interested parties are also advised to make their own enquires to Bristol City Council to verify this information.

Interested parties to make applications to the agents.

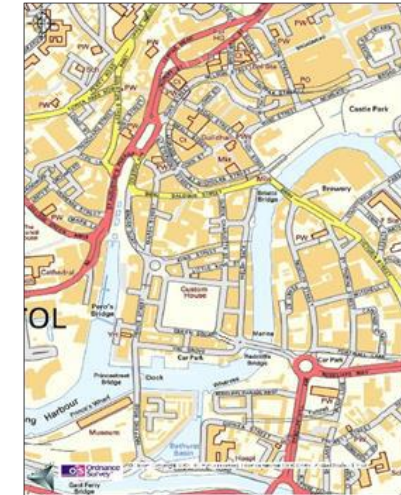
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72 Queen Square, Bristol, BS1 4JP



Description

72 Queen Square comprises a four-storey office building totalling 2,356 sq ft on the prestigious Queen Square, arranged over ground – 3rd floors.

The offices have been refurbished to provide light and spacious office suites benefitting from LED lighting with shared shower and kitchen facilities. The building has also been Cat 6 cabled and can be offered as a fitted and furnished product.

Legal Costs

Each party to be responsible for their own costs incurred in the transaction.

Location

The building is located on the North side of Queen Square, one of the largest Georgian Squares in the country.

72 Queen Square is surrounded by an abundance of amenities including the harbourside, St Nicholas Market and Castle Park which are all within a few minutes' walk.

Bristol Temple Meads is located less than 15 minutes' walk from the building. The location offers great connectivity to the M32 and M4 to the North, and Bath / Wells Road to the South.

VAT

We have been advised that the property is elected for VAT.

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