

Preliminary Details



SELF-CONTAINED QUEEN SQUARE OFFICES TO LET



72 Queen Square, Bristol

- **Self-Contained Office Accommodation**
- 3,077 sq ft (208.0 sq m)
- Situated on Bristol's prime Queen Square location
- Fully refurbished period building
- BREEAM 'Excellent'

SELF-CONTAINED QUEEN SQUARE OFFICES TO LET

LOCATION

Queen Square is one of Bristol's most attractive and prestigious office locations, situated within the heart of Bristol's commercial centre. Queen Square benefits from a great central location, with a multitude of cafes and restaurants nearby. The offices are located close to the corner of Queen Square within a short distance of Broad Quay.

Temple Meads railway station is located just 0.7 miles away, along with the M32 and the national motorway network being situated approximately 1 mile away.



Sat Nav Ref:
BS1 4JP

DESCRIPTION

72 Queen Square is a self-contained Grade II listed building, providing high quality office accommodation overlooking Queen Square. The offices benefit from the following specification;

- Fully refurbished, self contained building
- Prominent location
- Good sized flexible period rooms
- New central heating
- Fully data cabled – Category 6
- Brand new LED lighting
- Striking views and good natural light
- Capped off services on upper floors
- EPC C

ACCOMMODATION

Floor	Sq ft	Sq m
Ground	721	67
First	807	75
Second	807	75
Third	742	69
Total	3,077	286

TERMS

The entire building is available by way of a new full repairing and insuring lease. Consideration will be given to part lettings.

LEGAL COSTS

Each party will be responsible for the payment of their own legal costs incurred in any transaction.

RENT

£25.00 per sq ft per annum exclusive.

BUSINESS RATES

On application.

For further information please contact:

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