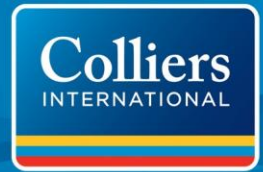


TO LET

UNIQUE SELF-CONTAINED PERIOD OFFICES



29 Queen Square and Bristol Sailor's Home, The Grove, Bristol BS1 4ND

- Two interconnecting period office buildings
- Self-contained with stunning façade fronting Queen Sq.
- Landmark Georgian square in the heart of Bristol

9,467 sq ft (879.5 sq m)

Rent on application

CONTACT US

Strictly by prior appointment
with Colliers International, through:

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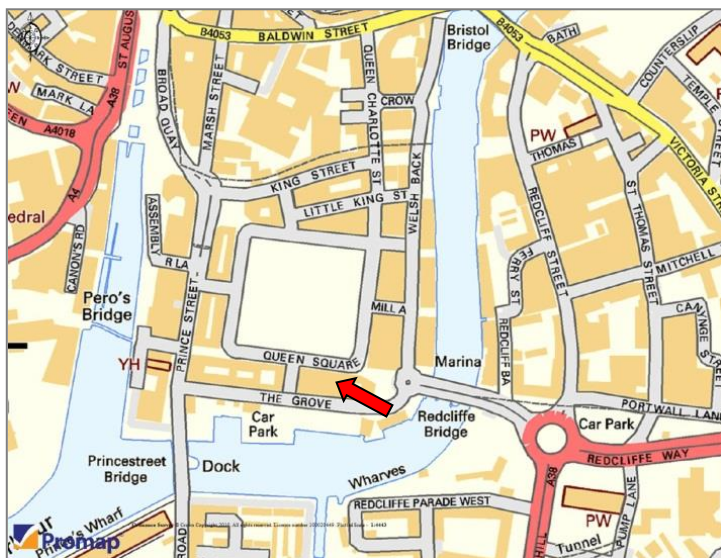
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29 Queen Square and Bristol Sailor's Home, BRISTOL, BS1 4ND

LOCATION

29 Queen Square and Bristol Sailor's Home are located on the South side of Queen Square, one of the largest Georgian squares outside of London and a landmark location in the heart of Bristol. The buildings are in close proximity to the bars and restaurants of King Street and Bristol Harbourside and just a 10 minute walk from Temple Meads railway station.



DESCRIPTION

29 Queen Square is a Grade II* listed, Georgian building with a five-bay brick façade arranged over four floors. Internally, the building is cellular in nature and provides the following specification:

- Attractive entrance hall
- Ornate offices with extensive panelling
- Gas fired central heating
- Basement storage space

Bristol Sailor's Home, which is connected to 29 Queen Square via the 1st floor and small courtyard, has its main entrance on The Grove opposite a car park. Internally, the building provides a mixture of open plan space and individual offices and benefits from the following additional features:

- Wall mounted comfort cooling in part
- Lift access

ACCOMMODATION

29 Queen Square

Basement – 676 sq ft
Ground – 914 sq ft
First – 1,156 sq ft
Second – 1,273 sq ft
Third – 676 sq ft
Total: 4,695 sq ft

Bristol Sailor's Home

Ground – 1,662 sq ft
First – 1,792 sq ft
Second – 1,318 sq ft
Total: 4,772 sq ft

Overall Total – 9,467 sq ft (879.5 sq m)

TERMS

The buildings are available to let together as a whole on a new full repairing and insuring lease for a term to be agreed.

RENT

On application.

LEGAL COSTS

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

BUSINESS RATES

The properties have a Rateable Value of £129,000 and therefore the rates payable for 2018/2019 are £65,016 per annum. However, interested parties should make their own enquiries to the local authority.

VIEWING

Strictly by way of appointment through sole agents Colliers International.

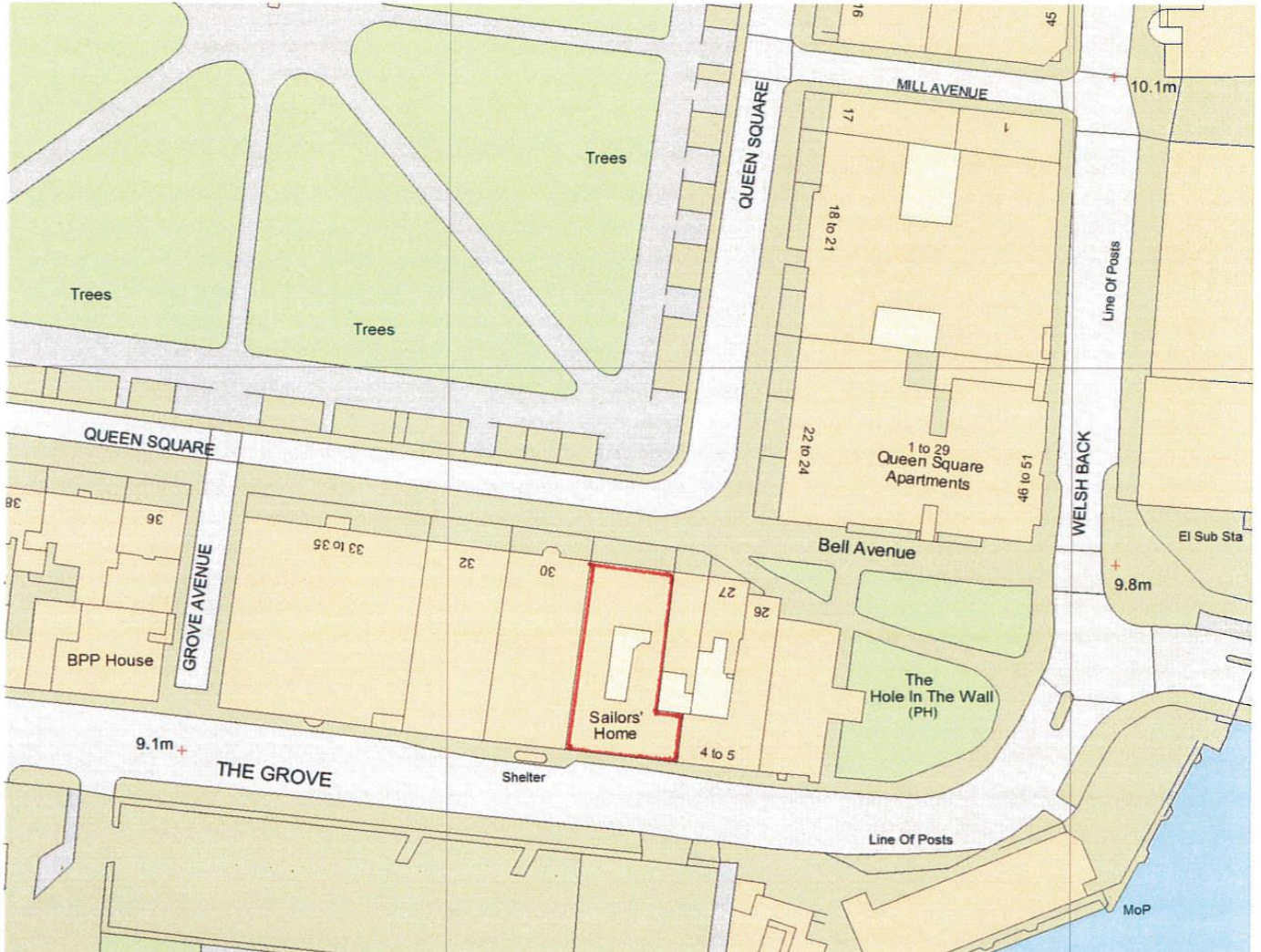
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29 Queen Square and Bristol Sailor's Home, BRISTOL, BS1 4ND



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