



## 43 Queen Square

Queen Square, Bristol, BS1 4QP

**Prominent Queen Square  
office building with fantastic  
views over the Floating  
Harbour**

**2,441 to 24,362 sq ft**  
(226.78 to 2,263.30 sq m)

- Prime location in Bristol
- Secure underground parking for 14 vehicles
- Secure cycle parking

## Summary

<b>Available Size</b>	2,441 to 24,362 sq ft
<b>Rent</b>	£23 per sq ft
<b>Rates Payable</b>	£189,440 per annum
<b>Service Charge</b>	£8 per sq ft
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (97)

## Description

The building offers a unique opportunity to acquire office space in one of the best addresses on Queen Square and provides open plan accommodation over the Ground and three upper floors. The configuration of the building provides for front and rear suites, both of which benefit from great natural light and views over Queen Square and Floating Harbour.

The accommodation offers gas fired central heating, comfort cooling and a mixture of LG7 and LED lighting. 14 undercroft car parking spaces are available in a secure car park accessed from The Grove.

## Location

Queen Square is one of the prime locations in Bristol's central business district. The location provides great access to the range of amenities offered by the City Centre with Harbourside, King Street and St Nicholas market all within a short walk of the building.

## Accommodation

The accommodation comprises the following areas:

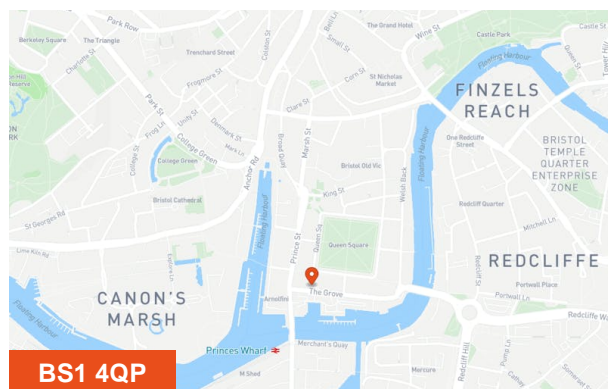
Name	sq ft	sq m	Availability
Ground - Front	3,050	283.35	Available
Ground - Rear	2,576	239.32	Available
1st - Front	3,900	362.32	Available
1st - Rear	2,444	227.06	Available
2nd - Front	3,978	369.57	Available
2nd - Rear	2,441	226.78	Available
3rd - Front	3,441	319.68	Available
3rd - Rear	2,532	235.23	Available
<b>Total</b>	<b>24,362</b>	<b>2,263.31</b>	

## Viewings

Strictly by appointment with the agents only.

## Terms

The accommodation is available as a whole or in individual suites on new subleases from the tenant. Alternatively an assignment of the current lease expiring 25th June 2035 may be available.



## Viewing & Further Information

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