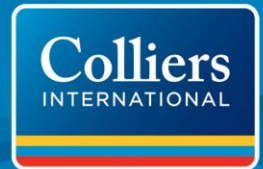


TO LET/FOR SALE

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/Price on application

Business

### CONTACT US

Strictly by prior appointment  
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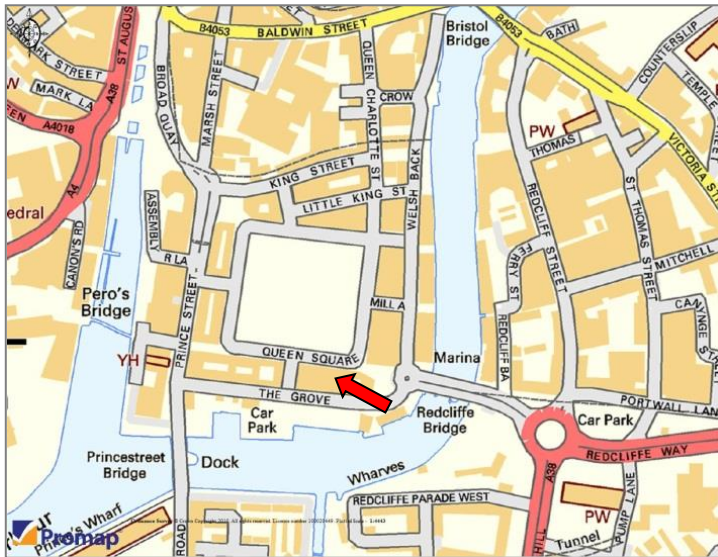
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# 29 Queen Square and Bristol Sailor's Home, BRISTOL, BS1 4ND

## 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 (held on lease for 125 yrs from 29/4/94) 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 ((held on lease for 125 yrs from 5/9/03), which is connected to 29 Queen Square via the 1<sup>st</sup> 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 or for sale together or separately. If let a new full repairing and insuring lease for a term to be agreed.

## RENT/GUIDE PRICE

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.

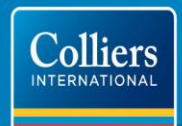
## VIEWING

Strictly by way of appointment through sole agents Colliers International.

### Misrepresentation Act

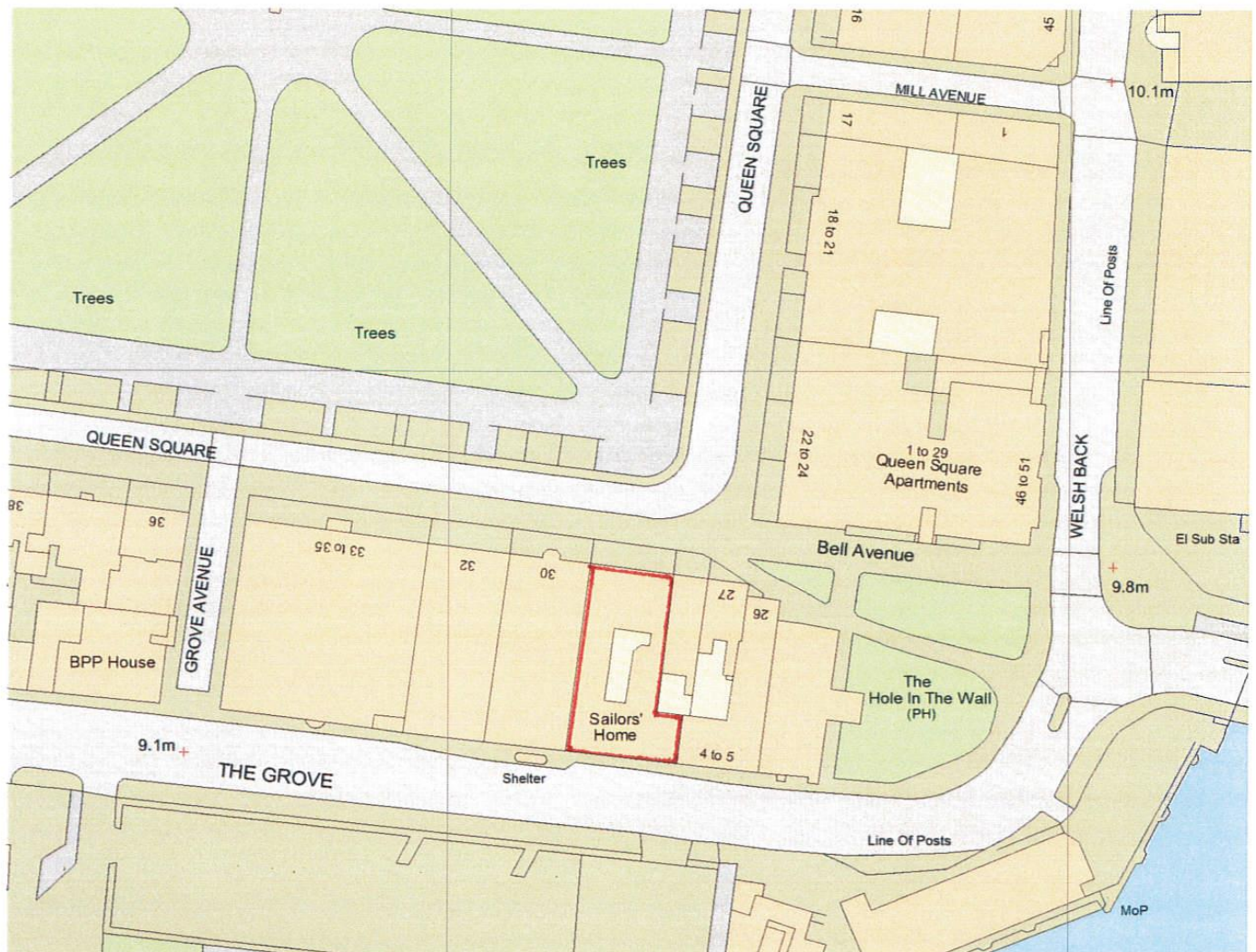
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## 29 Queen Square and Bristol Sailor's Home, BRISTOL, BS1 4ND



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