

## 40/42 QUEENS ROAD, BRISTOL



### LOCATION

A very prominent building on the corner of University Road.

The University of Bristol and The University of the West of England (UWE) have a combined intake of over 57,000 students per year.

Constructed in the 1900's of stone. Provides mainly open plan space, which is rare in Clifton.

The Triangle is the key retail and leisure focus for the affluent Clifton customer. The building is next door to the Bristol Museum & Art Gallery.

Nearby occupiers include Wagamama, Pret, Sainsburys, Five Guy's, Boots and Browns.

### TENURE

New 10 year lease with 5 yearly upwards only reviews to the higher of OMV or RPI.

The landlord will consider the installation of ReCo or extract by the tenant.

### RATES

Interested parties should make enquiries with Bristol City Council.

### ACCOMMODATION

Ground Floor	3,710 sq ft
Basement	1,379 sq ft
First Floor	1,497 sq ft
Second Floor	<u>864 sq ft</u>
TOTAL	7,450 sq ft

The preference is a single lease on the whole building, but consideration will be given to division of the space.

### VIEWINGS

Please arrange viewings through joint agents:-

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