

Lot 26, 3 Queens Square, Bristol,
BS1 4JQ

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



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Property Information

Central Bristol Office Opportunity

- Attractive Self-Contained Georgian Office Building
- Prominent Position Overlooking Queen Square
- Situated in a Well-Established Office Location
- Active Management Opportunity and possible Conversion to Residential, Subject to Consents
- The Galleries, Cabot Circus and Broadmead shopping areas within a short walk
- Nearby occupiers include KPMG, Sainsbury's Local, Tesco Express, Pret A Manger and Greggs

Lot

26

Auction

29th October 2026

Vacant Possession

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

On Behalf of a Major Fund

Location

Miles

11 miles north-west of Bath, 25 miles east of Cardiff, 32 miles south-west of Gloucester

Roads

A4, A38, M32 (J3), M4 (J19), M5 (J18)

Rail

Temple Meads Railway Station

Air

Bristol Airport

Situation

The historic City of Bristol is a major commercial centre in the South West of England, benefiting from excellent road communications connecting Bristol with London and South Wales. The City is very popular University City with some 70,000 students across the University of Bristol and The University of the West England (UWE). The property is prominently situated on the north side of Queen Square, an attractive and well-established office location. Bristol Harbourside lies immediately to the south and provides a vibrant waterside destination with a wide range of restaurants, cafés and bars. Also within a short walk of the property is the pedestrianised Broadmead shopping area, The Galleries Shopping Centre with some 70 retail units and Cabot Circus. The property benefits from Prince Street and The Grove car parks nearby with over 415 spaces in total. Nearby occupiers include KPMG, Sainsbury's Local, Tesco Express, Pret A Manger and Greggs.

Tenure

Long Leasehold. Held from the City of Bristol for a term of of 125 years from 9th September 1988 until 2113 at a current rent reserved of £1,535 per annum exclusive. The lease provides for the rent to be reviewed on 9th September 2028 and every 5th year to 5% of the Open Market Rental Value.

EPC

Band D.

Description

The property comprises an attractive self-contained office building with Office Accommodation on the ground floor and three upper floors and ancillary accommodation in the basement. The property does not appear as Listed on the Historic England website and may be suitable for conversion to residential, subject to consents.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas sq m	Floor Areas sq ft	Tenant
Basement	Ancillary	67.00	(721)	VACANT POSSESSION
Ground	Office	36.70	(395)	
First	Office	48.40	(521)	
Second	Office	42.50	(457)	
Third	Office	36.40	(392)	
Total Approximate Floor Areas		231.00 (1)	(2,486) (1)	

(1) The floor areas stated above are those published by the Valuation Office Agency/HMRC (www.voa.gov.uk).

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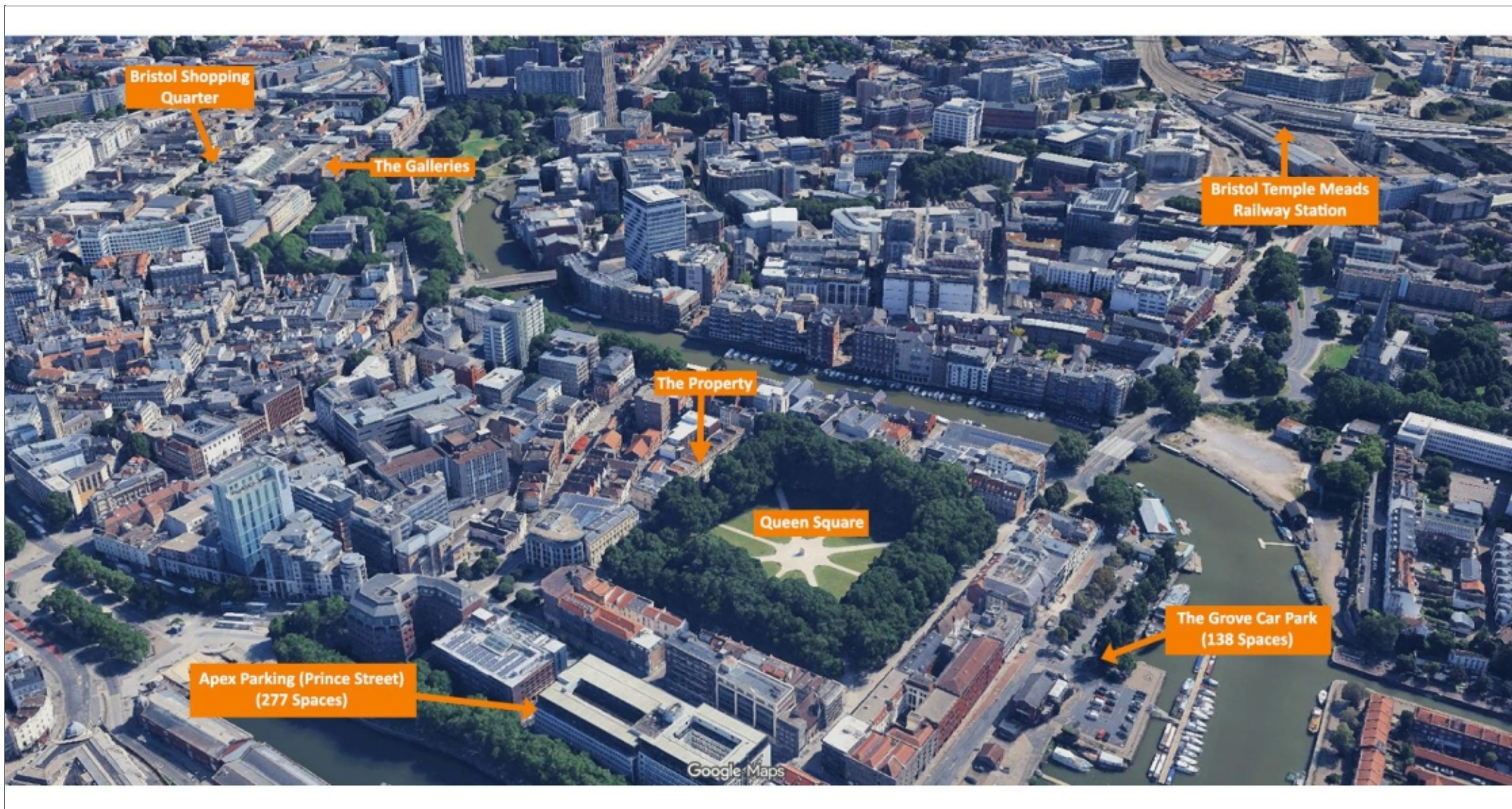
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Contacts

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2026