



• DIEU ET MON DROIT •

CUSTOM HOUSE

QUEEN SQUARE, BRISTOL, BS1 4JQ

Prestigious Freehold Building in Bristol city centre

BUILDING SUMMARY

Seeking offers for the Freehold interest of the Property in excess of £2,000,000 (Two Million Pounds), subject to contract and exclusive of VAT. A purchase at this level reflects a low capital value of £232 per square foot.



Attractive
Freehold Grade II*
Listed building



Language school in
a **prime Bristol**
location and prestigious
office address



Extending to **8,603 sq ft**
NIA / 12,071 sq ft GIA
over four floors



Significant opportunity
for **upgrading a**
notable asset



Opportunity to redevelop
to a variety of **alternative**
uses subject to obtaining
the necessary consents



Situated on **Queen Square**,
walking distance from Bristol
Temple Meads station

CUSTOM HOUSE



LOCATION

Bristol is situated at the head of the Bristol Channel, 118 miles from west of London, 45 miles east of Cardiff, 83 miles north of Exeter and 12.5 miles north west of Bath. The city benefits from good road links being situated adjacent to the intersection of the M4 and M5 motorways, providing swift access to London, South Wales, South-West and the Midlands. In addition, the city has its own international airport and two mainline train stations.

The city of Bristol is the fifth largest conurbation in the UK and the capital of the South West. The economy is driven by a mix of high-tech industries, creative media, advanced manufacturing, and a well developed service sector. The city is a major hub for aerospace and engineering, with companies such as Airbus, Rolls-Royce, and GKN having a significant presence in the wider region. Finance, professional services, education and healthcare contribute substantially, making Bristol an important regional centre for employment and investment.



BRISTOL UNIVERSITIES

In Bristol, there are two major institutions, The University of Bristol (UoB) has around 30,660 students in the 2023/24 academic year and employs about 8,847 staff. Buildings are spread across the city – historic sites in Clifton and modern additions near Temple Quarter – giving it a more “city-university” feel rather than one large traditional campus. The University of the West of England (UWE Bristol) has approximately 38,832 students (full-time and part-time) in 2023/24. UWE has a more campus-style footprint, located in north Bristol at its Frenchay campus, complemented by its City Campus and Glenside Campus. Both universities contribute tens of thousands of students to the city’s fabric, occupying both historic and purpose-built lecture facilities, research and residential buildings.

Custom House Connectivity

BY ROAD

Bristol is easy to reach by road given its position next to several major motorways. The M4 provides an east-west route linking Bristol with London and South Wales, while the M5 runs north-south, connecting the city to the Midlands, Birmingham and the South West. Custom House is accessible via the M32 which links directly from the M4 into central Bristol.

BY TRAIN

Bristol is easy to reach by train, with frequent services arriving at its two main stations: Bristol Temple Meads in the city centre and Bristol Parkway in the northern suburbs. Direct trains run from major cities with both stations offering good onwards connections. Custom House is conveniently located within walking distance of Temple Meads station.

BY PLANE

Bristol is well connected by air through Bristol Airport, approximately 8 miles south of the city centre. The airport offers a wide range of domestic and international flights and there are large expansion plans expected in the upcoming years. Custom House can be accessed via the dedicated Bristol Airport Flyer bus service, running frequently to and from Bristol Temple Meads station and the city centre.

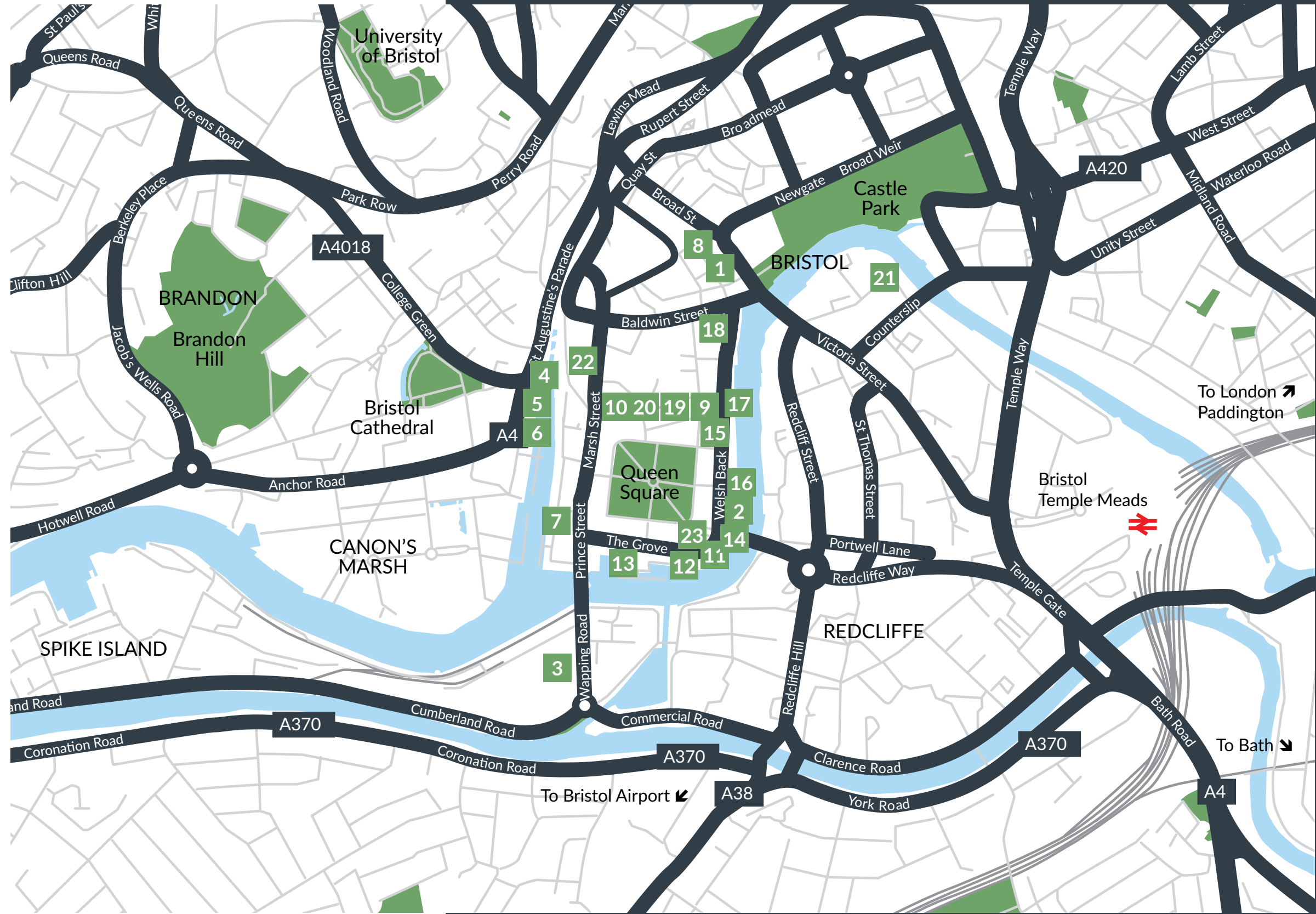
12.5 miles north west
of Bath

45 miles east
of Cardiff

SITUATION

Custom House is located on the north side of Queen Square, within the south west ‘old quarter’ of Bristol city centre. Queen Square forms a historic Georgian Square which is one of the primary and best known office addresses in the city. It is located close to Bristol’s harbourside area, comprising retail/leisure uses and is within walking distance of Bristol Temple Meads train station and the primary shopping areas around Cabot Circus.

- Map Key
- 1 St Nicholas Market
 - 2 BoxHall
 - 3 Wapping Wharf
 - 4 Waterfront
 - 5 Watershed
 - 6 Bordeaux Quay
 - 7 Arnolfini
 - 8 Corn Street
 - 9 King Street
 - 10 The Cow & Sow
 - 11 Harbour House
 - 12 Riverstation
 - 13 Mud Dock
 - 14 Coffee No1
 - 15 Spicer & Cole
 - 16 Adelina Yard
 - 17 Three Brothers Burgers
 - 18 Brewdog
 - 19 Bristol Old Vic
 - 20 Small Bar
 - 21 Premier Inn
 - 22 Radison Blu
 - 23 Hole In The Wall



CUSTOM HOUSE

DESCRIPTION

The property is owner-occupied by an International Language School and comprises a large Grade II* Listed Georgian property.

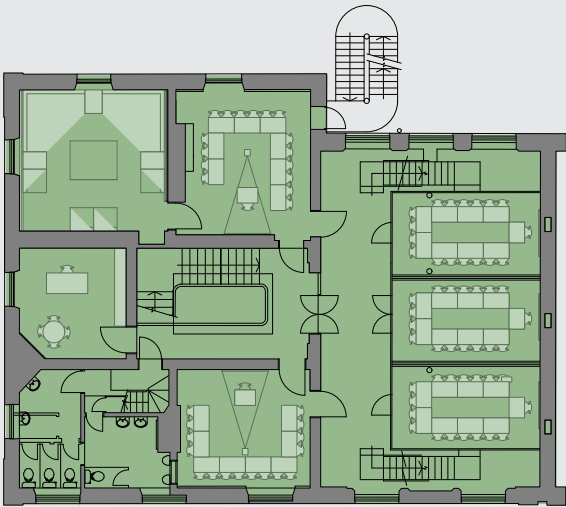
It is of ashlar stone construction with parapet elevations beneath a series of pitched and hipped slate covered roofs. Windows are generally original single glazed and timber framed units.

The accommodation retains many original features and since acquisition in 2009 has been subject to an improvement and refurbishment programme to bring the property in line with the corporate specification.

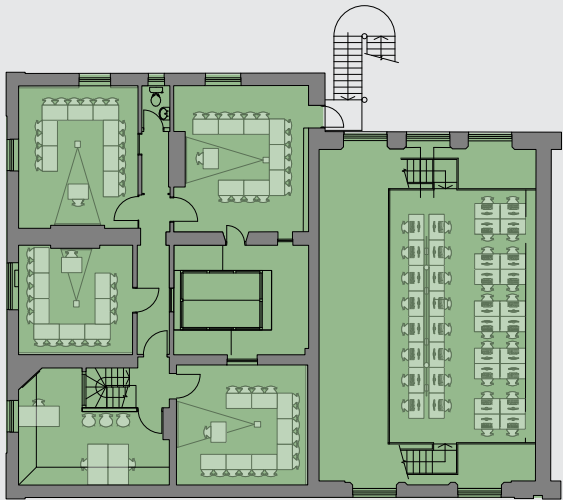
ACCOMMODATION

Description	Approximate Net Internal Floor Area	
	Sq M	Sq Ft
Basement Cafeteria, Offices, Classroom, Lounge, Servery	179.15	1,928
Ground Floor Reception, Classrooms, Offices, Staff, Services	188.89	2,033
First Floor Classrooms, Office	215.00	2,314
Second Floor Classrooms, Offices, Mezzanine	216.27	2,328
	799.31	8,603

The Gross Internal Area of the building is 1,121 Sq M / 12,071 Sq Ft.
Scaled floor plans are available upon request.



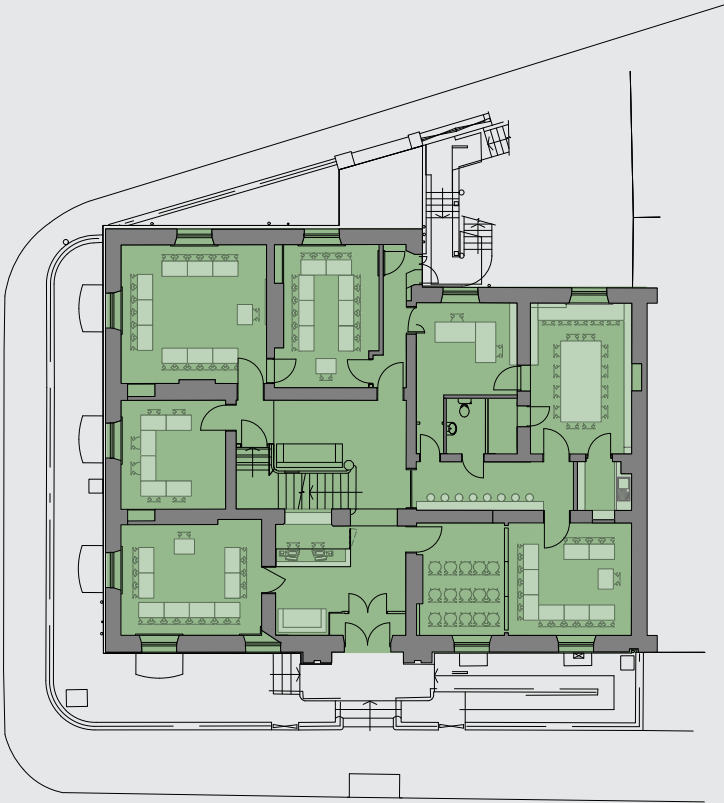
First Floor 2,314 Sq Ft (215.00 Sq M)



Second Floor 2,328 Sq Ft (216.27 Sq M)



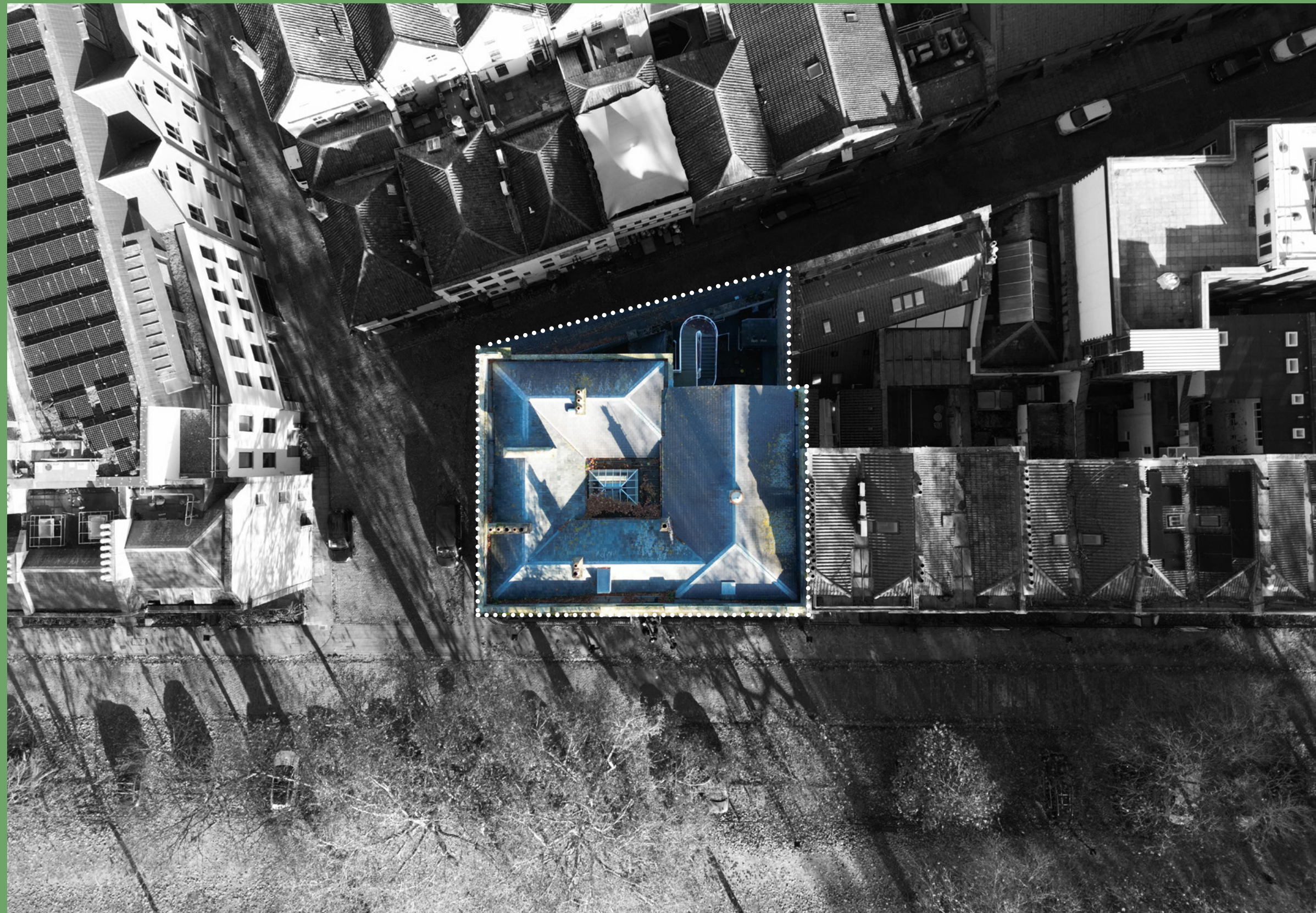
Basement Floor 1,928 Sq Ft (179.15 Sq M)



Ground Floor 2,033 Sq Ft (188.89 Sq M)

TENURE

The Property is held Freehold under Title number BL94274.





CUSTOM HOUSE



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Education Investment Market

The UK's educational real estate market is characterised by strong demand for both higher education facilities and student accommodation, alongside the headwinds related to supply and rising costs. Leasing activity for office space by higher education institutions reached record highs in 2024 and has continued to grow in 2025, this growth is fuelled by increasing international and domestic student numbers, with UCAS applications surpassing 600,000 for the January 2025 deadline.

Universities are expanding their estates, particularly through satellite campuses in key regional markets, often re-purposing Grade B office space. London is also seeing robust demand from universities establishing a presence.

The niche Special Educational Needs Schools (SEND) sector is also experiencing high demand, attracting interest from established buyers and new investors despite local authority budget pressures and regulatory scrutiny.

Bristol Office Market

The Bristol office market is entering a pivotal phase, with vacancy levels beginning to moderate and leasing activity strengthening. Overall vacancy declined in Q3 2025, and is expected to fall further as occupier demand continues to improve against a backdrop of limited new supply.

Take-up reached a record-breaking 227,767 sq ft in Q3 in the city centre, nearly double the five and ten-year averages for the period, reflecting a clear resurgence in market activity. Deal volumes also increased, with Grade A space representing one-third of all take-up. Notable transactions included Unite's 22,000 sq ft lease at the Welcome Building in Temple Quay, supported by a series of smaller Grade A lettings at CEG's Crescent.



- In Q3 of 2025, Take-up in the city centre reached a record-breaking 227,767 sq ft
- Key Bristol letting transactions include Rolls-Royce's 88,000 Sq Ft acquisition at Bristol Business Park and Hargreaves Lansdown's 90,000 sq ft letting at the Welcome Building
- The development pipeline remains limited with only One Friary (60,000 sq ft) and Embarq (100,000 sq ft) currently under construction.

Leasing momentum has been further bolstered by major corporate commitments. Key transactions include Rolls-Royce's 88,000 sq ft acquisition at Bristol Business Park and Hargreaves Lansdown's 90,000 sq ft letting at the Welcome Building—two of the largest deals completed in the region this year.

The development pipeline remains limited with only One Friary (60,000 sq ft) and Embarq (100,000 sq ft) currently under construction. This lack of future supply is likely to tighten the market further over the medium term.

With supply constrained and occupier demand proving resilient, further upward pressure on rents is anticipated. Prime rents have now reached £50 per sq ft. Queen Square continues to offer exceptional value, with some rents at less than half the prime headline while still providing high-quality accommodation in a central, sought-after location.



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VAT

The property is elected for VAT, applicable at the prevailing rate.

EPC

The property has an Energy Performance Rating of C (56).

Proposal

We are instructed to seek offers for the Freehold interest of the Property in excess of **£2,000,000 (Two Million Pounds)**, subject to contract and exclusive of VAT. A purchase at this level reflects a low capital value of £232 per square foot.

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