

# ATTRACTIVE RURAL OFFICE FOR SALE (MAY LET)

Unit 3 Farleigh House, Flax-Bourton, Bristol, BS48 1UL



- Attractive, Grade II Listed office suite in a fantastic rural setting
- Available for sale by way of the long leasehold or to let by way of a new lease
- Excellent on-site car parking provision
- Approx. 1,012 sq ft (94.03 sq m) over ground floor level
- Within approximately 4 miles of Bristol city centre



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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## LOCATION

Farleigh Court is situated on the outskirts of Bristol city centre adjacent to the A370 Long Ashton bypass offering good connectivity. Junction 19 of the M5 Motorway is approximately 7.5 miles north via the A369, which in turn provides access to the M4/M5 interchange and the wider motorway network. Bristol city centre is a short drive being only approximately 4 miles northeast, and Farleigh Court sits on North Somerset's active travel corridor, Festival Way, ideal for cyclists, runners, and walkers.

## DESCRIPTION

Farleigh Court is understood to have been constructed in the late 1830's as the Bedminster Union Workhouse and, following extensive redevelopment in the early 2000's, the site now provides an attractive period office park offering a mix of self-contained office buildings and suites. The development offers a unique and attractive working environment on the outskirts of the city centre set within landscaped gardens, and with countryside and woodland walks nearby.

Suite 3 Farleigh House comprises a ground floor suite situated to the rear of the development. The property benefits from communal entrance hallway, male and female WCs, kitchenette, and office accommodation configured over three rooms. The specification includes carpeted flooring, recessed LED lighting, timber sash windows, and electric heating.

## CAR PARKING

Externally there are 5 allocated car parking spaces.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal area of 1,012 sq ft (94.03 sq m).

## TENURE

The property is available for sale by way of the long leasehold interest, being 997 years from July 2005. Alternatively, by way of a new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed.

## PRICE / RENT

Price: £200,000 plus VAT

Rent: £14.50 per sq ft per annum exclusive

## BUSINESS RATES

In accordance with the Valuation Office Agency website, the premises has the following designation:

Rateable Value:	£12,750
Rates Payable (2021/2022):	£6,362.25





### EPC

The property has an energy performance rating of D (76).

### PLANNING

Use Class E – therefore suitable for a wide range of uses.

### VAT

We have been advised that the property is elected for VAT.

### LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

### VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

**FAO:** Vicki Grimshaw MRICS  
**Tel:** 0117 934 9977  
**Email:** Vicki@burstoncook.co.uk

### SUBJECT TO CONTRACT

June 2024

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