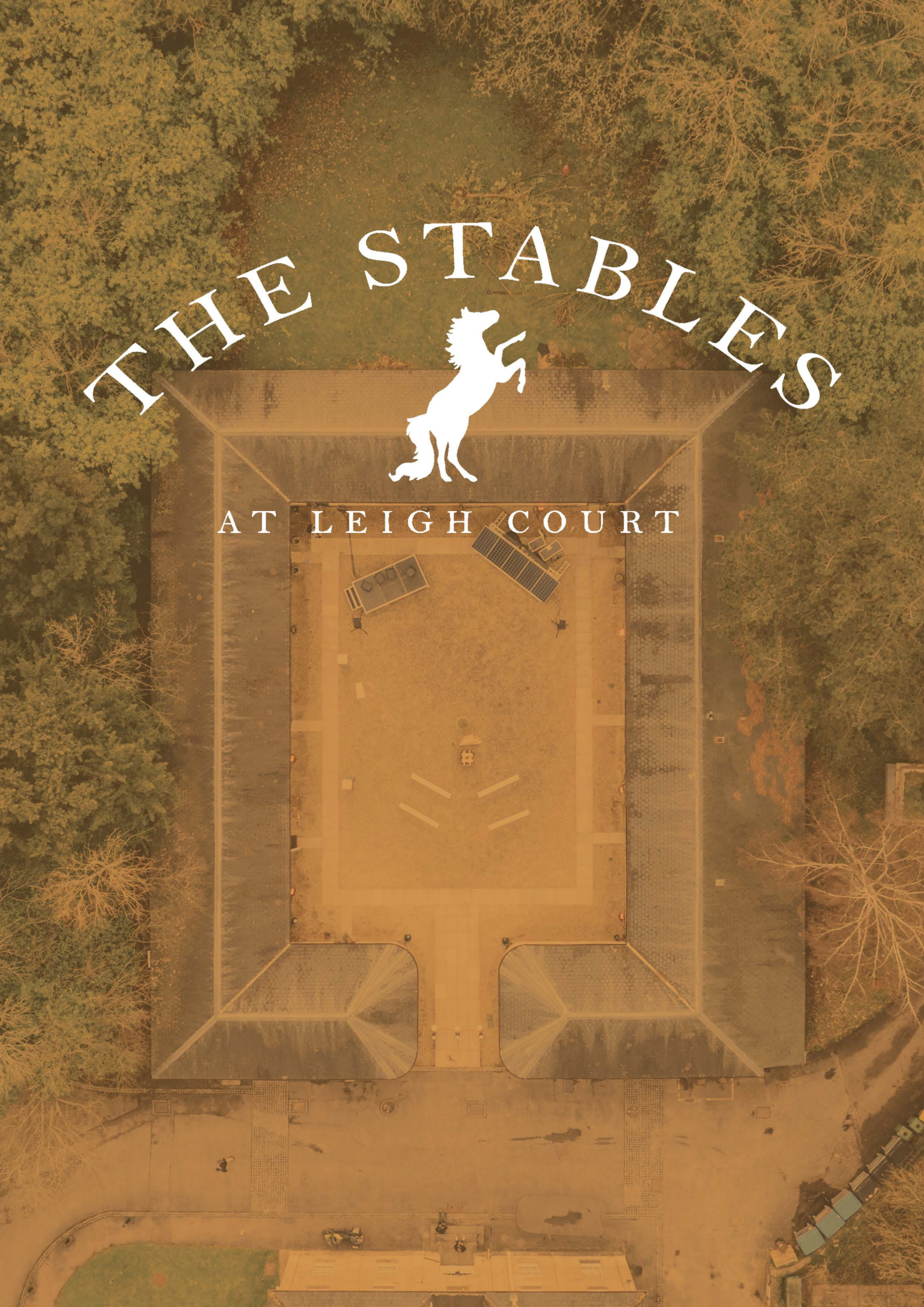


# THE STABLES



AT LEIGH COURT



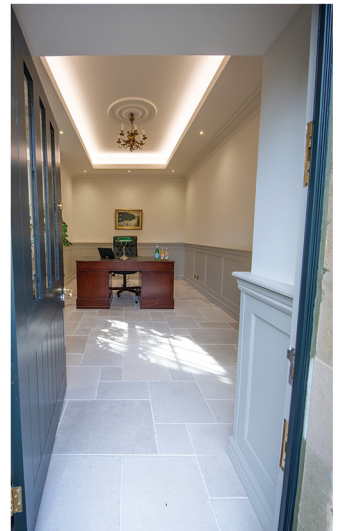
## Stable One



This is extensively renovated, featuring zero-carbon technology and an elegant modern interpretation of Georgian interiors.

Ideal for tenants needing a private, calm, creative, energising workspace ready to be moved into.

- Two elegant, quiet, energising interconnected office spaces
- Three exterior entrance doors allowing for complete privacy
- Immense natural light from three different aspects
- Stylish bathroom
- Self-contained "micro kitchen" including boiling water tap, fridge and dishwasher
- Opus floor tiling throughout without room thresholds
- Georgian wall panelling
- Brushed brass fittings throughout
- Coffered ceilings



### Technology

- 1GB leased-line fibre internet connection
- DALI-controlled lighting system
- RFID door entry and remote doorbell system on two exterior doors
- Over 30 RJ45 ethernet ports linked back to a patch panel
- Fibre-optic backbone connection to site internet
- Mesh wifi network throughout all offices and communal areas

### Lease

- By negotiation
- Asymmetric break clauses possible
- Internet included
- Electricity, water and estate service charges are not included

## Location



Your experience of your workplace is essential to your wellbeing. With this in mind, The Stables are located perfectly to uphold your daily calm. The environment is as important as your daily routine, The Stables offers modern, sustainable and eco-friendly solutions for energy.

- Peaceful, quiet, clean air
- Access to grade-2 listed Repton-designed grounds of Leigh Court
- Connected to Clifton and Bristol City Centre via the National Cycle Route 41
- In the heart of Leigh Woods – popular for dog walking and mountain biking
- Exactly 5km woodland walk from Clifton village
- Summer and Christmas occupier parties are hosted



### Sustainability

- Zero-carbon air-course heat pump heated
- Multi-room ducted heating and ventilation
- Circadian aligned LED lighting
- No gas connection
- Renewable power supply contracts available

### Address

The Stables  
Abbotts Leigh  
BS8 3RA

### E-Mail

[info@stablesbristol.com](mailto:info@stablesbristol.com)

THE STABLES  
AT LEIGH COURT



Register your interest here.