

SELF-CONTAINED OFFICES IN A RURAL SETTING

Suite 2, The Hubbard Wing, Leigh Court, Abbots Leigh, Bristol, BS8 3RA



- Self-contained office accommodation set within attractive, landscaped grounds and established woodland.
- Located within approx. 3 miles of the M5 (J19), 3 miles of Clifton, and 6 miles of the city centre.
- Approximately 2,379 sq ft (221.05 sq m)
- 14 car parking spaces
- New lease available



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

The property is located on Leigh Court Estate and set within 27 acres of landscaped gardens and woodland. Leigh Court is a Grade II Listed site on the Register of Historic Parks and Gardens of special interest in England. Throughout history, Leigh Court has fallen into many uses, being a house of rest for monks, an Elizabethan mansion, and a psychiatric hospital. Now, the country house is used for offices, conferencing, and weddings.

Leigh Court is located within approximately 3 miles of Clifton and 6 miles of Bristol city centre, whilst also being within 3 miles of Junction 19 of the M5 Motorway, which in turn provides access to the M5/M4 interchange.

DESCRIPTION

The Hubbard Wing forms part of Leigh Court, a Grade II Listed Palladian mansion with a history dating back to around 1558, and which is now a successful business centre.

Suite 2 comprises a self-contained office with private entrance, configured over two floors and providing a mix of open plan accommodation, offices, and meeting rooms. There is a kitchen to the ground floor, and male and female WCs to the first floor.

The property has been newly redecorated and the specification includes carpeting throughout, new decorations, and LED lighting.

Externally, there is parking to the rear and within the communal car park, and occupiers benefit from full use of the grounds and access to surrounding woodland.

ACCOMMODATION

The property has an approximate net internal floor area in accordance with IMPS 3 of 2,379 sq ft (221.05 sq m).

TENURE

The property is available by way of new effectively full repairing and insuring leases by way of a service charge, on terms to be agreed.

RENT

£30,000 per annum exclusive.

BUSINESS RATES

The properties require new, separate assessments. Further information can be provided upon request.



Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.



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VAT

We have been advised that the properties are elected for VAT.

LEGAL FEES

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

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required.

Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Vicki Grimshaw BSc (Hons)

Tel: 0117 934 9977

Email: Vicki@burstoncook.co.uk

SUBJECT TO CONTRACT

September 2023

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

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