

OFFICE TO LET WITHIN ATTRACTIVE GROUNDS

8 Farleigh Court, Flax Bourton, Bristol, BS48 1UR



- Farleigh Court is a high quality period converted office park situated in a country setting with landscaped grounds, with good access to central Bristol and J19 of the M5 motorway
- The office benefits from comfort cooling, LED lighting,, communal kitchenette and W.C facilities and 3 car parking spaces
- Flexible short term sublease available
- Approximately 531 sq ft (49.34 Sq M)
- Rent payable inclusive of all service charge, business rates and utility costs



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.

www.burstoncook.co.uk

 **BURSTON
COOK**
0117 934 9977

LOCATION

Farleigh Court is an exclusive period office park situated in a attractive country setting, with good access to Bristol city centre and J19 of the M5 motorway. The office park is located just off the junction of Clevedon Road and Weston Road, providing easy access to the A370 .

DESCRIPTION

The ground floor office benefits from open plan accommodation, comfort cooling, LED lighting, perimeter trunking and a separate communal kitchenette and W.C facilities. The suite is allocated 3 car parking spaces and is available either furnished or unfurnished.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 531 sq ft (49.34 sq m).

TENURE

The suite is available by way of a new sublease on terms to be agreed.

RENT

£12,000 per annum exclusive of VAT . The rent payable is inclusive of all service charge, business rates and utility costs.

PLANNING

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

EPC

The property has an energy performance rating of C valid until July 2029.

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: Luke Dodge MRICS

Tel: 0117 934 9977

Email: luke@burstoncook.co.uk

SUBJECT TO CONTRACT

November 2024

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) Money Laundering Regulations 2017: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

