

OFFICE TO LET WITHIN ATTRACTIVE GROUNDS

Florence's Stable, The Home Farm, Barrow Gurney, Bristol, BS48 3RW



- Florence's Stable Court is a period converted office situated in a country setting with landscaped grounds, with good access to central Bristol and J19 of the M5 motorway
- The office benefits from a kitchenette, W.C facilities and allocated car parking
- Flexible short term sublease available
- Approximately 1,302 sq ft (121.02 Sq M)



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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COOK**
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LOCATION

Home Farm provides 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 office benefits from open plan accommodation over the ground floor and a mezzanine area, a separate kitchenette and W.C facilities and a shower and allocated car parking .

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of approximately 1302 sq ft (121.02 sq m).

TENURE

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

RENT

£13,000 per annum exclusive of VAT .

PLANNING

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

EPC

The property has an energy performance rating of B 35 .

VAT

All quoted rents are exclusive of VAT if applicable.

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

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SUBJECT TO CONTRACT

January 2025

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