

Small Office Suite To Let 4 Farleigh Court

Flax Bourton, Bristol, BS48 1UR

To Let



- Ground floor suite 548 sq ft
- 2 allocated parking spaces
- High quality fully fitted office suite
- The property is located in a rural setting only 4 miles West of Bristol City Centre



Location

Occupying a quiet courtyard setting in a rural location 4 miles west of Bristol city centre, Farleigh Court lies just off the A370 Long Ashton bypass, within easy reach of Bristol, the motorway network, mainline rail services at Backwell Station, and Bristol Airport. Neighbourhood shopping facilities are available close at hand in Long Ashton, with a wider range of facilities within easy reach in Nailsea. There are a number of good country pubs in the local area.

Description

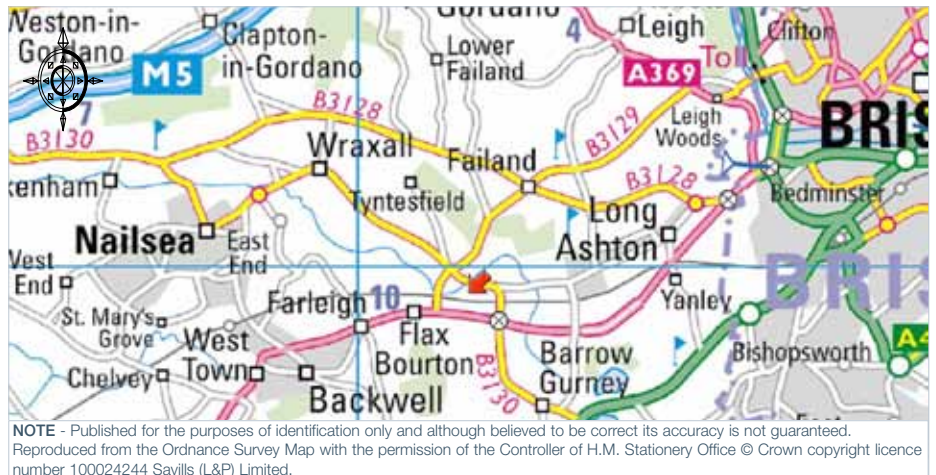
Farleigh Court comprises a range of refurbished period buildings grouped around a central courtyard, in landscaped grounds with designated on site parking spaces. The ground floor of 4 Farleigh Court is available and consists of an open plan office with amenities including gas central heating, category 2 lighting and male and female WC's.

Accommodation

Ground Floor: Open plan office: 548 sq ft (50.9 sq m).

Parking

The ground floor benefits from 2 allocated parking spaces.



Tenure

New lease available on flexible terms for a period to be agreed.

Business Rates

Rateable Value: To be assessed.

Service charge

A service charge is payable, details available on request.

VAT

All figures quoted are exclusive of VAT where chargeable.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Viewing

For further information or to arrange a viewing please contact Paul Williams or Harry Allen of sole agents Savills.

Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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Energy Performance Certificate

Non-Domestic Building



4 Farleigh Court
Old Weston Road
Flax Bourton
BRISTOL
BS48 1UR

Certificate Reference Number:
0460-0433-3020-5522-7096

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ **75**

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	225
Building complexity (NOS level):	3

Benchmarks

Buildings similar to this one could have ratings as follows:

38 If newly built

75 If typical of the existing stock