



8 FARLEIGH COURT  
FLAX BOURTON, BRISTOL, BS48 1UR



**£25,000 PER ANNUM**

UP TO 6 MONTHS RENT FREE\*

Farleigh Court is an attractive and period converted office complex, situated in Flax Bourton, South of Bristol, just off the A370 which provides for easy access to Bristol City Centre. Unit 8 provides approximately 1,980 sqft (184 sqm) over 3 storeys, with additional toilets and with the added benefit of 9 allocated parking spaces. Each floor is predominately open plan, with various partitioned private offices. The offices are available to let on a new internal, effectively fully repairing and insuring term and are also available for sale at £285,000, with vacant possession.

Up to 6 months rent free is available, or the landlord is willing to commission some refurbishment works for the new tenant!

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

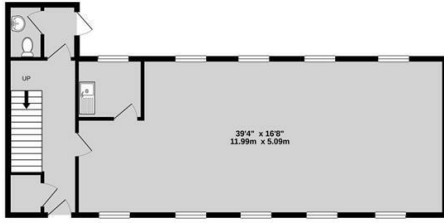
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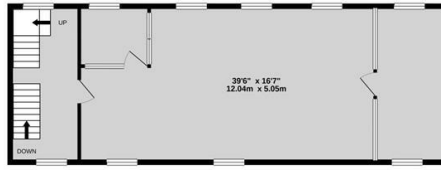


# 8 FARLEIGH COURT, FLAX BOURTON, BRISTOL, BS48 1UR

**GROUND FLOOR**  
823 sq.ft. (76.4 sq.m.) approx.



**1ST FLOOR**  
780 sq.ft. (72.5 sq.m.) approx.



**2ND FLOOR**  
780 sq.ft. (72.5 sq.m.) approx.



**TOTAL FLOOR AREA : 2383 sq.ft. (221.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## DESCRIPTION

A period office conversion of approximately 1,980 sqft (184 sqm), with additional toilets and 9 allocated parking spaces. The offices are predominately open plan with various smaller partitioned offices. The offices are available to let on a new, effectively fully repairing and insuring basis at £25,000pa exc, but are also available for sale at £285,000 with vacant possession.

Up to 6 months rent free is available, or the landlord is willing to commission some refurbishment works for the new tenant!

## LOCATION

Farleigh Court is an exclusive period office parking situated in a beautiful country setting, just off the junction of Clevedon Road and Weston Road, providing easy access to the A370.

## LEASE DETAILS

Offered to let on a new effectively fully repairing and insuring basis (by way of an estate service charge, details available on request).

## FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied on.

## BUSINESS RATES

The rateable value with effect from April 2017 is £20,000.

## ENERGY PERFORMANCE CERTIFICATE

The office as an EPC rating of C, valid through to July 2029.

## VIEWINGS

Strictly by Appointment with Maggs and Allen.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated. We understand the offices are opted for VAT, and therefore this will be applied to the rent.

## TENANT APPLICATION FEE

The ingoing tenant will be charged an application fee of £250 plus VAT (£300 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

## CODE FOR LEASING BUSINESS PREMISES

We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

## CONTROL OF ASBESTOS REGULATIONS

As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.