

Suite 3, Farleigh House, Farleigh Court Old Weston Road, Flax Bourton, Bristol, BS48 1UR



(entrance to Farleigh Court)

Location (distances and times approximate)

Farleigh House is situated in Flax Bourton, just 4.5 miles south west of Bristol's city centre providing a peaceful working environment without the congestion of city centre commuting.

The road network is accessed via the A370 Long Ashton Bypass (0.25 miles) which provides direct access to Bristol City Centre (4.5 miles) and Weston super Mare (16 miles). The motorway is accessed via J19 M5 (6 miles) and J19 M4 (12 miles). Nailsea & Backwell train station (3.5 miles) provides direct main line trains to London Paddington (from 112 minutes) via Bristol Temple Meads (6.5 miles or 14 minutes by train). Bristol Airport is 5 miles to the south.

Local amenities include David Lloyd Gym (2.5 miles), Bristol & Clifton Golf Club (2.5 miles), Long Ashton Golf Club (2.8 miles), Waitrose (4 miles), Tesco (4 miles), Long Ashton post office (1.25 miles).

Description

Farleigh House sits within Farleigh Court, a beautiful period property used as a small business park in Flax Bourton. Suite 3 has been recently refurbished to a high standard and comprises circa 93.6 sq m (1,008 sq ft) of

ground floor office accommodation accessed via a communal entrance.

Within the demised area are two open plan offices and a glass fronted board room. Services include male and female/disabled WC, kitchenette, perimeter trunking, floor terminals (in main office), phone network, intruder and fire alarms.



Parking

7 allocated car parking spaces.

Tenure

The unit is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent

£12,500 per annum.

Service charge

Approximately £900 per quarter (current).

Business Rates

Interested parties should make their own enquiries to North Somerset Council to ascertain the exact rates payable and a change in occupation may trigger and adjustment of the rating assessment - www.voa.gov.uk

VAT

Any letting will be subject to VAT at the prevailing rate.

**Services**

We are advised that all mains services are connected to the premises, we confirm that we have not tested any serviced installations and any occupier must satisfy themselves independently as to the condition of such items.

Use

The accommodation benefits from consents for office use within class B1 of the Town & Country Planning Act.

Legal costs

Each party is to be responsible for their own legal costs incurred in any transaction.

Viewing

Strictly by appointment only with Alison Byrne or Paul Byrne. Tel: 01275 464 038

Subject to contract**Important Notice**

These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. Date: October 2016.