

HOOTONS

***THE STABLE BLOCK
LEIGH COURT ESTATE
ABBOTS LEIGH
BRISTOL
BS8 3RA***

TO LET

OFFICE SUITES

515 sq. ft. (47.84 sq. m) to 2,787 sq. ft. (258.91 sq. m)



Abbots Leigh is located approximately 3 miles north west of Bristol City Centre and approximately 2.5 miles south east of Junction 19 of the M5 motorway.

The Leigh Court Estate is connected to the A369 via a driveway which passes Brakenwood Nurseries.

www.hootons.co.uk

The Coach House, 1 Hurle Road, Clifton, and Bristol, BS8

2SY Tel: 0117 933 9915 Email:

DESCRIPTION

The Leigh Court Estate comprises the Main House, Hubbard Wing and the Stable block set within 25 acres of private woods and parkland. Leigh Court is also the headquarters of Business West.

The stable block provides office space and is of stone construction with a slate covered pitched roof. Internally, there are various office suites with suspended ceilings, category II lighting, carpeting, perimeter trunking and gas fired central heating. Kitchenette and toilet facilities are also provided.

There is a car park, which has a capacity for 134 cars and is for the use of occupying tenants, their clients and visitors to Leigh Court.

ACCOMMODATION

The approximate net Internal floor areas are as follows:-

	Sq ft	Sq m
Unit 2	515	47.84
Unit 3	515	47.84
Unit 4	600	55.74
Unit 5	642	59.65
Unit 6	515	47.84
Total	2,787	258.91

The units can be taken individually or combined to make larger premises.

TERMS

The premises are available by way of a full repairing and insuring lease for a term to be agreed.

RENTS

Unit 2 - £10,330p.a. Unit 5 - £12,000 p.a.

Unit 3 - £10,300 p.a Unit 6 - £10,300 p.a

Unit 4 - £12,000 p.a.

RATES

Rateable value given by the Valuation agency is as follows.

Unit 2 -£10,750 Unit 5 - £12,500

Unit 3- £10,750 Unit 6- £10,175

Unit 4 - £12,750

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

By appointment with the sole agents:

Hootons Commercial Ltd
The Coach House
1 Hurle Road
Clifton
Bristol BS8 2SY

Contact: Nigel Hooton, Francine Tovey or
Ben Newton
Tel: 0117 933 9915

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

NOTICE

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