

# HOOTONS

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

***TO LET***

***OFFICE SUITES***

***515 sq ft (47.84 sq m) to 1,672 sq ft (155.33 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](http://www.hootons.co.uk)**

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

**2SY Tel: 0117 933 9915 Email:**

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## *DESCRIPTION*

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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.

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## *ACCOMMODATION*

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The approximate net Internal floor areas are as follows:-

	<b>Sq ft</b>	<b>Sq m</b>
Unit 3	515	47.84
Unit 5	642	59.65
Unit 6	515	47.84
<b>Total</b>	<b>1,672</b>	<b>155.33</b>

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

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## *TERMS*

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

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## *RENTS*

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Unit 3 - £10,300 p.a. Unit 5- £12,000 p.a

Unit 6 - £10,300 p.a

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## *RATES*

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Rateable value given by the Valuation agency is as follows.

Unit 3 - £10,750 Unit 5 – £12,500

Unit 6 - £10,175

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## *LEGAL COSTS*

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

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## *VIEWING & FURTHER INFORMATION*

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By appointment with the sole agents:

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

Contact: Francine Tovey or Ben Newton  
Tel: 0117 933 9915

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## *ENERGY PERFORMANCE CERTIFICATE*

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Available upon request.

### *NOTICE*

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