

THE STABLE BLOCK LEIGH COURT ESTATE

ABBOTS LEIGH
BS8 3RA



TO LET
OFFICE

1,672 sq ft
155.33 sq m

HOOTONS

0117 933 9915

The Coach House,
1 Hurle Rd, Clifton,
Bristol BS8 2SY

LOCATION

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

DESCRIPTION

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

ACCOMMODATION

The approximate net Internal floor areas are as follows:

Unit 3	47.84 sq m (515 sq ft)
Unit 5	59.65 sq m (642 sq ft)
Unit 6	47.84 sq m (515 sq ft)
Total	155.33 sq m (1,672 sq ft)

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.

RENT

Unit 3 - £10,300 p.a.

Unit 5 - £12,000 p.a

Unit 6 - £10,300 p.a

BUSINESS RATES

Rateable value given by the Valuation agency is as follows:

Unit 3 - £10,750

Unit 5 - £12,500

Unit 6 - £10,175

Interested parties should make their own enquiries to the Local Billing Authority.

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

ENERGY PERFORMANCE CERTIFICATE

Available on request.

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