

# UNIT 2, THE STABLE BLOCK

## LEIGH COURT ESTATE

ABBOTS LEIGH  
BS8 3RA



**TO LET**  
OFFICE

515 sq ft  
47.84 sq m

**HOOTONS**

0117 933 9915

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

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## 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

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## 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.

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## ACCOMMODATION

The property comprises a total net internal floor area of 47.84 sq m (515 sq ft).

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## TERMS

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

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## VAT

All figures quoted are exclusive of VAT which is chargeable.

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## RENT

£10,300 per annum exclusive.

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## BUSINESS RATES

Rateable Value: £10,750

Rates Payable (2020/21) 49.9p in the £

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.

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## ENERGY PERFORMANCE CERTIFICATE

Available on request.



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