



## TO LET/FOR SALE

# UNIT 1 FARLEIGH HOUSE, FARLEIGH COURT, FLAX BOURTON, BS48 1UR



- **1,525 SQ FT (141.6 SQ M)**
- **SELF CONTAINED REFURBISHED PERIOD OFFICE BUILDING YET OFFERING MODERN OPEN ACCOMMODATION**
- **6 ON SITE CAR SPACES**
- **FLEXIBLE LEASE TERMS OR ALTERNATIVELY CONSIDERATION MAY BE GIVEN TO THE SALE OF THE LONG LEASEHOLD INTEREST**

**SUBJECT TO CONTRACT**

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance placed on any statements or representation.

## **LOCATION**

Farleigh Court is situated adjacent to the A370 Long Ashton Bypass approximately 4 miles to the South West of Bristol City Centre. Access to Junction 18 of the M5 motorway is via A4 Portway, approximately 10 miles North West.

Bristol International Airport is located approximately 5 miles to the South, providing a full range of scheduled flights throughout the UK and Europe.

Backwell Station provides a regular link to Bristol Temple Meads Railway Station and provides direct links with London.

## **DESCRIPTION**

Unit 1 Farleigh Court is a self contained converted period office building with accommodation located at ground floor level situated in an attractive landscaped working environment. The accommodation benefits from perimeter trunking, electric convactor heaters, fitted kitchenette, male and female WC, category LPG3 compliant lighting, Cat 5 cabling, security alarm and door entry system.

## **ACCOMMODATION**

The accommodation comprises 1,525 sq ft (141.5 sq m) net approximate. All measurements are approximate net internal floor areas.

## **TENURE**

The accommodation is offered by way of a new full repairing and insuring service charge lease for a term of years to be agreed. Alternatively consideration may be given to a freehold sale.

## **RENTAL/PRICE**

£13.50 per sq ft, per annum, exclusive, or £285,000.

## **CAR PARKING**

The building benefits from 6 allocated on site car parking spaces.

## **ENERGY PERFORMANCE CERTIFICATES**

An Energy Performance Certificate will be provided on the property, to comply with recent government legislation relating to any transaction taking place after October 2008.

## **VAT**

All rentals and prices quoted are exclusive of VAT, if applicable.

## **LEGAL COSTS**

Each party to pay their own legal costs incurred in respect of this transaction.

## **VIEWING AND FURTHER INFORMATION**

Strictly by appointment through the sole agents: -

Burston Cook

FAO: Jayne Rixon MRICS or Andrew Oliver

Tel: 0117 934 9977

Fax: 0117 930 0633

**SUBJECT TO CONTRACT**

**10<sup>th</sup> November 2009**

Control of Asbestos at Work Regulations 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.