

Chartered Surveyors
& Commercial Property Consultants
Partners

DJ Burston BSc FRICS
JPH Cook FRICS
JM Rixon MRICS

Lewins House, Lewins Mead, Bristol BS1 2JF
Tel: 0117 934 9977 Fax: 0117 930 0633
Email: commercial@burstoncook.co.uk
web: www.burstoncook.co.uk



BURSTON COOK

**FROM ONLY £480 PER MONTH,
EXCLUSIVE OR £110,000 TO BUY!!!**

**SUPERB OFFICES WITHIN A TRANQUIL & ATTRACTIVE BUSINESS PARK ONLY
MINUTES FROM THE M4/M5 INTERCHANGE**

TO LET OR FOR SALE FERNHILL COURT, ALMONDSBURY, BRISTOL, BS32 4LX



SCENIC LOCATION



UNIT 3



UNIT 4/5



AMPLE PARKING

- **CHARACTERFUL SELF CONTAINED COURTYARD OFFICES**
- **REFURBISHED TO A HIGH QUALITY CONTEMPORARY STANDARD**
- **ONLY £12.95 PSF**
- **UNIT 1 C. 444 SQ FT (41.28 SQ M)**
UNIT 3 C. 711 SQ FT (66 SQ M)
UNIT 4/5 C. 610 SQ FT (56.7 SQ M)
- **STRATEGIC LOCATION CLOSE TO M4/M5 INTERCHANGE, YET AN TRANQUIL
& ATTRACTIVE WORKING ENVIRONMENT**

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

Fernhill Court is located on the northern outskirts of greater Bristol in Almondsbury offering very good access to the M4/M5 motorway interchange.

SITUATION

Fernhill Court is a range of former farm buildings which have been converted and refurbished to a high standard to provide good quality modern office buildings.

Whilst offering strategic access to the motorway interchange, the office park provides a most attractive setting and most excellent working environment with surrounding fields and wonderful views.

DESCRIPTION

Fernhill Court comprises 10 office units within a self-contained site. Each unit is of traditional stone construction under a tile covered roof, forming part of a courtyard of similar office buildings.

The offices are being refurbished to provide good quality, contemporary self-contained office accommodation.

ACCOMMODATION & PRICE

Unit 1	c.444 sq ft	(41.28 sq m)
Unit 3	c. 711 sq ft	(66 sq m)
Unit 4/5	c. 610 sq ft	(56.7 sq m)



TENURE / RENT

The office available to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a quoting rental of **£12.95 per sq ft**, exclusive.

The offices are also available to purchase freehold. Price on application.

CAR PARKING

There is excellent and ample car parking on site.

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

The prices quoted are exclusive of VAT, if applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.



VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agents:-

Burston Cook

FAO: Julian Cook FRICS or Andrew Oliver MRICS.

Tel: 0117 934 9977

SUBJECT TO CONTRACT

OCTOBER 2008

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.