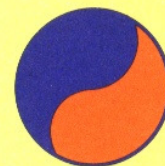


Chartered Surveyors
& Commercial Property Consultants
Partners

DJ Burston BSc FRICS
JPH Cook FRICS
JM Rixon MRICS

Lewins House, Narrow Lewins Mead, Bristol BS1 2NN
Telephone: 00 44 (0)117 934 9977 Fax: 00 44 (0)117 930 0633
Email: commercial@burstoncook.co.uk
website: www.burstoncook.co.uk



BURSTON COOK

TO LET/FOR SALE

THE CLOCK TOWER, FARLEIGH COURT, FLAX BOURTON, BS48 1UR



- **2,523 SQ FT (234.4 SQ M)**
- **GRADE II LISTED PERIOD PROPERTY WITHIN A RURAL SETTING**
- **15 ON SITE CAR SPACES**
- **ONLY £425,000 - FREEHOLD**
- **£12.00 PSF - LEASEHOLD**

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

The Clock Tower comprises part of Farleigh Court situated in an easily accessible location adjacent to the Long Ashton bypass (A370) approximately 4 miles to the south west of Bristol city centre. Access to the motorway (M5) is via junction 20 at Clevedon or via the A4 Portway.

Bristol Airport is located approximately 5 miles to the south providing a full range of scheduled flights throughout Railway Station provides regular link to Bristol Temple Meads Station and a direct line of service to London Paddington.

DESCRIPTION

The Clock Tower is the most prominent building within the Farleigh Court development which comprises a grade II listed former workhouse building converted into high quality office accommodation situated in an attractive landscaped working environment. The property is arranged over ground and three upper floor levels and benefits from a dedicated reception area, kitchenette, WC facilities, ceiling mounted category II lighting and gas fired central heating. The property further benefits from 15 allocated onsite car parking spaces.

ACCOMMODATION

Ground Floor	906 sq ft (84.1 sq m)
First Floor	532 sq ft (49.4 sq m)
Second Floor	527sq ft (48.9 sq m)
Third Floor	558 sq ft (51.8 sq m)
Total	2,523 sq ft (234.4 sq m)

All measurements are approximate Net Internal Areas.

TENURE

The accommodation is available as a whole by way of a flexible new full repairing and insuring lease for a term of years to be agreed. Alternatively, consideration will be given to the freehold disposal.

RENTAL/PRICE

£40,000 per annum, exclusive (£12.00 psf) on a leasehold basis or £425,000, exclusive on a freehold basis.

BUSINESS RATES

Interested parties should make their own enquiries to North Somerset Council 9222000 to ascertain the exact rates payable and a change in occupation may trigger and adjustment of the rating assessment - www.voa.gov.uk

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property.

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 joint sole agents: -

Burston Cook
FAO: Jayne Rixon MRICS or David Ball BA MSc (Hons)
Tel: 0117 934 9977

Alder King
FAO: T Dugay Esq
Tel: 0117 317 1000

SUBJECT TO CONTRACT

MARCH 2011

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.