

Chartered Surveyors
& Commercial Property Consultants

Partners

DJ Burston BSc FRICS

JPH Cook FRICS

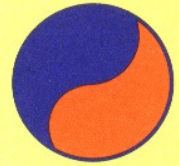
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BURSTON COOK

TO LET/FOR SALE

3 THE HUBBARD WING, LEIGH COURT ABBOTS LEIGH, BRISTOL BS8 3RJ

**“A RARE OPPORTUNITY TO LEASE OR PURCHASE
PRESTIGIOUS OFFICES WITHIN LEIGH COURT THAT WILL
CERTAINLY IMPRESS”**



- **SELF CONTAINED OFFICES WITHIN PRESTIGIOUS LEIGH COURT**
- **SURROUNDED BY EXTENSIVE SCENIC GROUNDS**
- **DEMISED CAR PARKING AND AMPLE ADDITIONAL ON SITE CAR PARKING**
- **EXCELLENT LOCATION CLOSE TO THE M5 MOTORWAY AND CLIFTON**
- **EASY AND DIRECT ACCESS TO BRISTOL CITY CENTRE**
- **3,094 SQ FT (287 SQ M)**
- **£12.50 PER SQ FT TO LET OR £485,000 TO PURCHASE**

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

Unit 3 The Hubbard is located adjoining Leigh Court, a renowned and prestigious Grade II Listed mansion set within extensive landscaped grounds. Leigh Court not only provides an impressive and attractive setting for the subject office, but is also very conveniently located between junction 19 of the M5 motorway and Clifton. In addition Bristol City Centre is less than 5 miles distance with direct access via the A369.

DESCRIPTION

Unit 3 The Hubbard is adjacent to the Leigh Court Mansion and provides an attractive period end terraced office building over ground and first floors.

The accommodation benefits from being predominantly open plan and has been finished with gas central heating, carpet floors, perimeter trunking, category II fluorescent strip and spot lighting throughout and provides kitchen and WC facilities.

The property is due to be refurbished in a contemporary style that will compliment the impressive setting and appearance of these offices.

ACCOMMODATION

The property provides the following approximate net internal areas:-

Ground Floor:	1,478 sq ft	(137.3 sq m)
First Floor Offices:	1,518 sq ft	(141 sq m)
First Floor Stores:	98 sq ft	(9.1 sq m)
Total NIA:	3,094 sq ft	(287.4 sq m)

CAR PARKING

The property has the benefit of three demised car parking spaces, although there is an additional large car park with ample free additional car parking.

TENURE

To Let – The accommodation is offered by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

For Sale – The property is further available to purchase by way of a long leasehold interest of approximately 125 years from circa 1990.

RENT/PRICE

Rent - £12.50 sq ft

Long leasehold price - £485,000

BUSINESS RATES

Interested parties are invited to contact the Valuation Office Agency directly for confirmation of their rates liability.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate will be provided on the property.

VAT

All rentals and prices quoted are exclusive of VAT, if applicable. We have been advised that the property is elected for VAT.

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.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

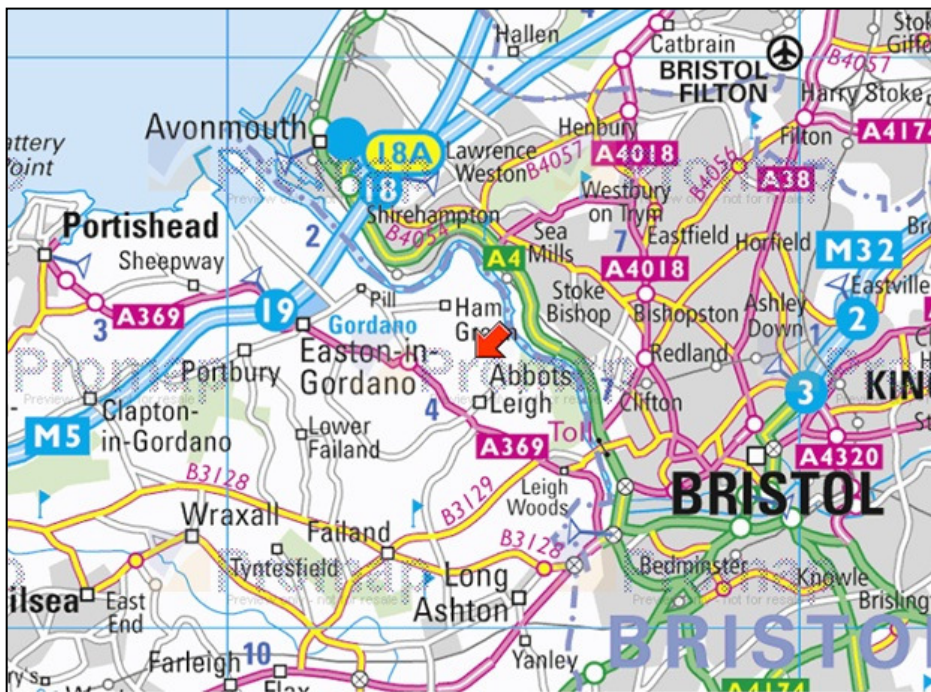
Burston Cook

FAO: Andrew Oliver MRICS or David Ball BA MSc

Tel: 0117 934 9977

SUBJECT TO CONTRACT

January 2012



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