



Self contained ground floor offices

APPROX. 1,992 SQ FT (184 SQ M) NIA
TO LET (MAY SELL)

Excellent connectivity to Bristol, the M5 & Bristol Airport

No.1 Farleigh Court



OLD WESTON ROAD, FLAX
BOURTON, BRISTOL BS48 1UR



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Prestigious Rural Business Park

Secure gated office site

Set around a central communal courtyard

- Attractive landscaped gardens
- Grade II listed office development
- Site wide CCTV with 16 cameras
- Excellent staff & visitor parking
- Cycle parking
- Estate Occupier Management Company
- On the National Cycle Route 33



Light and airy open plan offices
all on one floor

Cat 6 computer and phone
perimeter trunking with 2026
compliance

- Broadband with download speeds of 80Mb/s and upload speeds of 30Mb/s
- Gas central heating - new energy efficient boiler
- LPG3 compliant lighting
- Laminate flooring throughout
- Security alarm
- Disabled access compliant
- Kitchen, WCs, and shower facilities
- 10 Car parking spaces + estate visitor parking
- New Flat Roof: 15 year Guarantee from October 2024
- New Vaillant Gas Boiler: 10 year Guarantee from November 2025
- New kitchen bathroom and toilet flooring 10 year warranty from March 2026
- Electrical Installation Condition Report & Gas Safety Certificates Full Pass March 2026



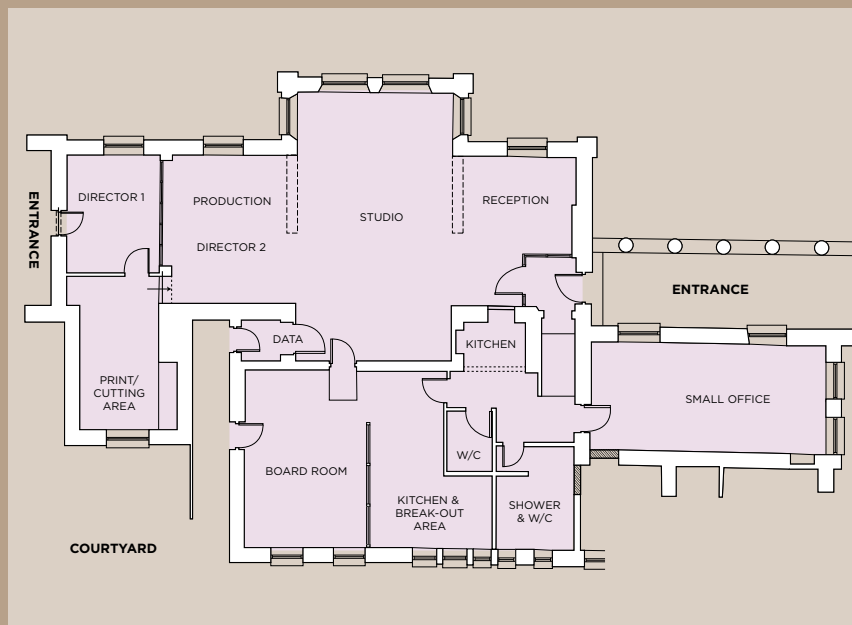
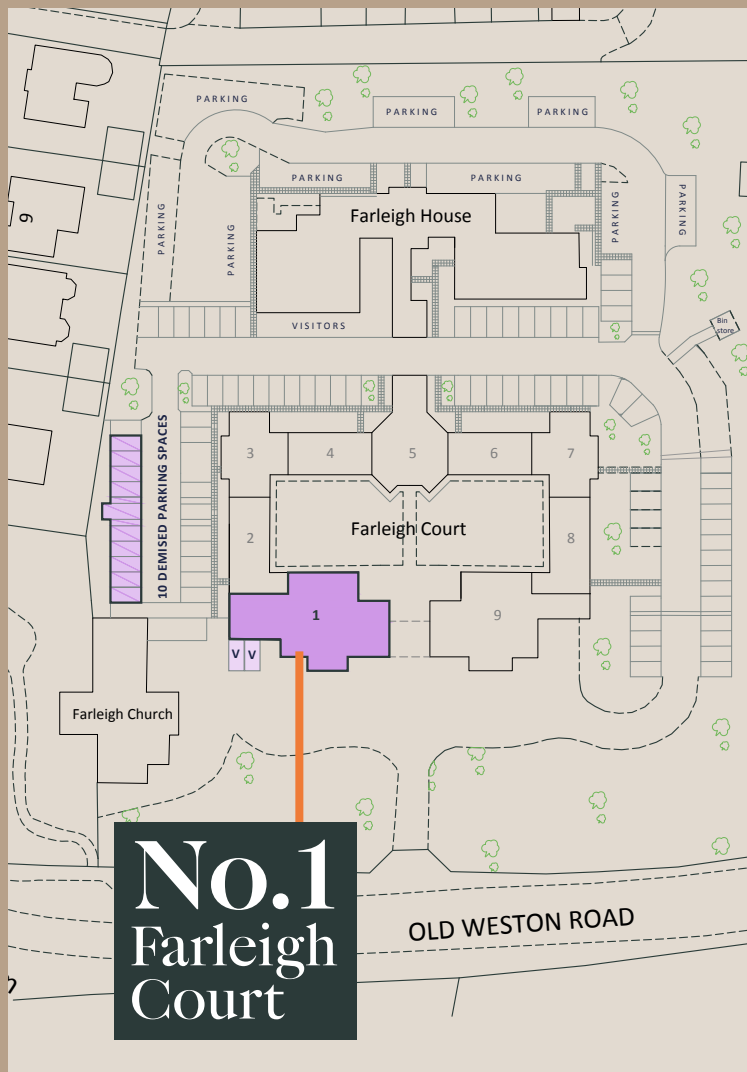
Excellent
Amenities
& Spec





Open Plan Offices

OLD WESTON ROAD, FLAX BOURTON, BRISTOL BS48 1UR



FLEXIBLE SUBLEASE ON PART

Small suite of c.300 sq ft currently sublet on a licence agreement to allow for vacant possession if required, at an annual rent of £7,020 per annum exclusive.



MEETING / BREAK OUT AREA



STUDIO

Creative Office Space

Size: Approx. 1,992 sq ft (184 sq m) measured on a net internal area basis
Car parking: 10 demised car parking spaces plus estate visitor parking



Drive to Bristol Airport in 10mins



Drive to Nailsea Station in 10 mins



Drive to the M5 J19 in 12 mins



Cycle to Bristol in 28 mins



Walk to the bus stop in 6 mins

- Situated adjacent to the A370 Long Ashton bypass
- 2 miles to Nailsea and Backwell Railway Station
- 4 miles to Bristol city centre
- 5 miles to Bristol International Airport
- 5.5 miles to Junction 19 M5 Motorway and the M4/M5 Interchange just beyond
- On the National Cycle Route 33

**FARLEIGH COURT, OLD WESTON RD
FLAX BOURTON, BRISTOL BS48 1UR**

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Connected
Simple
Commute



**The City of Bristol
is Setting a 2030
ambition for net zero
20 years ahead of
the UK target**

www.bristolandbath.co.uk

SERVICES

Mains services are provided to the property including water, drainage, gas, and 3 phase electricity.

ENERGY PERFORMANCE CERTIFICATE

EPC: E 104 valid to 2032.

LISTED STATUS

The property is Grade II listed.

RATABLE VALUE

The property is listed in the Valuation List 2026-2027 as 'Offices and Premises' with the following Rateable Value.

1 Farleigh Court

RV £33,750.00 (Annual Rates payable £13,485.48)

10 Car Spaces

RV £2,250.00 (Annual Rates payable £943.11)

Please contact the marketing agents for further information.

ESTATE SERVICE CHARGE

An Estate Service Charge will be payable, towards the management and site maintenance of the common parts.

1 Farleigh Court

£2,405.41 per annum / £601.35 per quarter

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed. Alternatively, the long leasehold is available to purchase, being 999 years at a peppercorn rent commencing from 04/09/2003.

QUOTING RENT

£30,000 per annum exclusive.

QUOTING PRICE

Price upon application.

VAT

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

ANTI-MONEY LAUNDERING

The successful purchaser will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

Additional Farleigh Court site information can be found at www.farleigh-court.co.uk

CONTACT

For further information, please contact the sole agents:

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Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. SEPTEMBER 2026 SUBJECT TO CONTRACT
www.kubiakcreative.com 266918 09/26

No.1
Farleigh
Court

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