



 OPEN PLAN
OFFICES TO LET
ON BUSINESS
PARK LOCATION

 SIZE (NIA)
VARIOUS SIZE
SUITES AVAILABLE
FROM APPROX
971 - 1,500 - 2,000 -
4,674 SQ FT

 CAR PARKING
ALLOCATED
ONSITE CAR
PARKING

£ QUOTING RENT
£17.00 PSF PAX

TO LET





THE OPPORTUNITY

- Open plan office suites, located on a well situated business park.
- 'Class E' premises offered to let—therefore suitable for a range of different users.
- Allocated car parking.
- Recently refurbished

LOCATION

Fountain Court is situated in the established Almondsbury business area to the north of Bristol. The M4/M5 interchange is just minutes away, providing excellent access to the regional motorway network, while Bristol city centre is also within easy reach.

DESCRIPTION

Fountain Court offers refurbished office accommodation with grey carpeting, neutral décor, new air conditioning and LED lighting. The offices also benefit from double glazing, tea points and WC facilities.

NEARBY AMENITIES

- Willow Brook Shopping centre - Tesco Extra, Boots, B&M, The Works, Specsavers
- Bradley Pavilions - Tesco Express / Post Office, local beautician, local cafe
- Aldi



ACCOMMODATION

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M	CAR PARKING
ELM HOUSE: GROUND FLOOR (D1)	1,824	169.48	6
ELM HOUSE: GROUND FLOOR (D2)	1,522	141	6
ELM HOUSE: FIRST FLOOR (D2)	1,649	153	6
ELM HOUSE: TOTAL	4,674	434	
CEDAR HOUSE: GROUND FLOOR	1,974	183	8
CEDAR HOUSE: GROUND FLOOR	1,614	159	6
CEDAR HOUSE: FIRST FLOOR	971	91	4
CEDAR HOUSE: TOTAL	4,564	424	

TENURE

The properties are available by way of a new effectively full repairing and insuring lease(s) by way of a service charge, for a term of years to be agreed.

RENT

Quoting £17.00 psf, per annum exclusive.

PLANNING

We understand the property benefits from Use Class E planning.
All parties are advised to make their own enquiries.

BUSINESS RATES

In accordance with the [Valuation Office Agency](#) website, the properties have the following designation as of April 2026:

PROPERTY	RATEABLE VALUE	RATES PAYABLE (pa)
ELM HOUSE: GROUND FLOOR (D1)	£20,000	£8,600
ELM HOUSE: GROUND FLOOR (D2)	£20,500	£8,856
ELM HOUSE: FIRST FLOOR (D2)	£22,000	£9,504
CEDAR HOUSE: GROUND FLOOR (LH)	£18,000	£7,776
CEDAR HOUSE: FIRST FLOOR	£11,750	£5,076

All parties are advised to make their own enquiries.



VAT

The properties are elected for VAT and therefore VAT will be payable on all prices.

EPC

The properties have an Energy Performance rating of C.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burstons Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the joint agents:

BURSTON COOK

Finola Ingham FRICS
0117 934 9977
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or our joint agents

COLLIERS

James Preece
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SUBJECT TO CONTRACT

OCTOBER 2026

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burstons Cook expertise and accordingly Burstons Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

MISREPRESENTATION ACT 1967

This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER

Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.



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