

# THE COURTYARD

COMMERCIAL OFFICE SPACE  
ALMONDSBURY, BRISTOL



## NORTH COURT





# TERMS

The Units in The North Court are available to rent by way of new effectively full repairing and insuring lease(s), by way of a service charge, for a term in excess of 5 years. Alternatively, the units can be purchased by way of a long lease for a term of 150 years. A ground rent of £100 per annum will be payable.

# AVAILABILITY

UNIT	SQ FT	SQ M	QUOTING PRICE	PARKING
11	820	76.2	£152,000	3
12A	1,600	148.6	£296,000	6

# VAT

The units are elected for VAT, which will be charged at the prevailing rate.

# Legal Costs

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

# Business Rates

Interested parties should make their own enquiries directly with the local billing authority.

# Energy Performance Certificates

Are available on request for each of the available units.



0117 926 6666



# THE COURTYARD

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SOUTH COURT





# TERMS

The Units in The South Court are available to rent by way of new effectively full repairing and insuring leases(s), by way of a service charge, on flexible short term lease terms.

# AVAILABILITY

UNIT	SQ FT	SQ M	QUOTING PRICE	PARKING
26	939	87	£17.00	3
28	1,546	144	£17.00	6
30	1,579	147	£17.00	6
32	1,895	176	£17.00	6
33A	920	85	£18.00	3
33B	869	81	£17.50	3
34	956	89	£17.00	3

# VAT

The units are elected for VAT, which will be charged at the prevailing rate.

# Legal Costs

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# Business Rates

Interested parties should make their own enquiries directly with the local billing authority.

# Energy Performance Certificates

Are available on request for each of the available units.



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