

Unit 2 The Hubbard Wing, Leigh Court,
Pill Road, Abbots Leigh, Bristol, BS8 3RA





TO LET

Refurbished Period Offices – 12 Months Rent Free!*

- Excellent access to motorway
- Set within attractive landscaped environment
- Suites offered as a whole or individually
- 14 Car spaces
- Use of conference facilities subject to terms
- New lease - terms by negotiation
- *12 months rent free, subject to terms.

LOCATION

The property forms part of Leigh Court, an attractive Grade II listed country house, now converted to provide a conference and business centre set in its own landscaped grounds. The property is easily accessible by car, located off the A369, just 6 miles north west of Bristol city centre and within 2.5 miles of Junction 19 of the M5. Bristol Airport is approximately 10 miles distance with mainline rail services available at Bristol Temple Meads, within approximately 5.5 miles.

SITUATION

The property comprises Unit 2 in the Hubbard Wing of Leigh Court Business Centre, essentially forming the western wing of the main house. The accommodation is over ground and first floors and has undergone substantial refurbishment, benefitting from 14 car parking spaces in total.

Unit 2 The Hubbard Wing, Leigh Court, Pill Road, Abbots Leigh, Bristol, BS8 3RA

ACCOMMODATION

The property benefits from the following Floor Areas (IPMS3 – Offices):

Suite Two	221.05 Sq M	2,379 Sq Ft
Total	221.05 Sq M	2,379 Sq Ft

BUSINESS RATES

The rates liability is currently the subject or reassessment to split the assessment for Units 1 & 2 Hubbard Wing. Formerly, the property was assessed as a whole with a Rateable Value of £62,000. We recommend any interested parties make their own enquiries to Bristol City Council (tel. 0117 922 2000) to verify these figures.

LEGAL COSTS

Each party is to be responsible for their own legal and professional fees incurred in any transaction.

RENT

Upon application. 12 months rent free is available, subject to terms. Further details available upon request.

SERVICE CHARGE

A service charge is applicable for the upkeep of the common parts and exterior. Further details are available upon request.

EPC

This property has an EPC rating of 88 D.





FURTHER INFORMATION

Further information is available upon request from the joint agents, CSquared and Burston Cook.

CSquared

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