



TO LET

FERNLEIGH HOUSE

Almondsbury Business Centre, Bristol, BS32 4QH

Modern, self-contained two storey office building within an established business park location.
3,119 sq ft (289.77 sq m) net approx.



Location

Almondsbury Business Centre is situated in a prime position at the M4/M5 motorway interchange to the north of Bristol city centre.

Parkway railway station is within 4 miles and there are a range of amenities including Hilton Hotel, Tesco's Express, a pub, restaurants and a children's nursery in walking distance.

Further afield the Willow Brook Retail Centre and The Mall, Cribbs Causeway provides a wide range of amenities close by.

M4



1 mile

M5



1 mile

Bristol Parkway



4 miles

The Mall



3 miles



Accommodation

Description

Fernleigh House is an attractive detached building, prominently positioned on the south side of the Business Centre providing office accommodation over two storeys.

The office accommodation is predominately open plan and will be refurbished to provide good quality office accommodation benefitting from suspended ceilings, LED lighting, gas fired central heating and raised access floors.

Parking

The accommodation has a total of 14 available parking spaces.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Ground floor	2,221	206.34
First floor	898	83.43
TOTAL	3,119	289.77

Fully accessible raised floors



Suspended ceilings



Gas fired central heating



Onsite parking



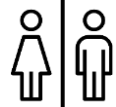
LED lighting



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of South Gloucestershire Council.

Tel: 01454 868004 or www.southglos.gov.uk.

Business Rates

Interested parties should make their own enquiries to South Gloucestershire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. www.voa.gov.uk.

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

Lease

The premises are currently held on a lease, however the tenant is not in occupation. The property is therefore available by way of a new full repairing and insuring lease for a term of years to be agreed, direct from the landlord, subject to surrender of the existing lease.

Rent

The property is offered at a quoting rent of £16.50 per sq ft per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

Pembroke House
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Bristol
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www.alderking.com

AK Ref: TWD / 75036

Date: March 2024

Subject to Contract

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Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.

Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.

A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

alder king

PROPERTY CONSULTANTS

