



## Fernleigh House, Almondsbury Business Centre

Almondsbury, Bristol, BS32 4QH

**Self contained modern two storey office building on a mature landscaped business park.**

**3,119 sq ft**  
(289.76 sq m)

- Suspended ceilings with low glare lighting
- Gas fired central heating
- Raised floors with floor boxes
- On-site allocated car parking
- To be refurbished

## Summary

Available Size	3,119 sq ft
Rent	£16.50 per sq ft
Rates Payable	£6.48 per sq ft Includes 14 parking spaces within the rateable value.
Rateable Value	£40,500
Car Parking	14 demised parking spaces.
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£1.17 per sq ft 01.07.2025 - 30.06.2026 Budget
EPC Rating	Upon enquiry

## Description

Fernleigh House is a 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 suspended ceilings with low glare lighting, gas fired central heating, raised access floors, redecorated and recarpeted throughout with WCs facilities on the ground floor.

## Location

Fernleigh House is one of nine buildings located on the established Almondsbury Business Centre and is accessed from either Great Park Road or Woodlands, Almondsbury.

The premises are well connected with Junction 16 of the M5 and the M5/M4 interchange being close by and Bristol Parkway Railway Station just 4 miles to the south and easily accessed via Bradley Stoke Way.

## Accommodation

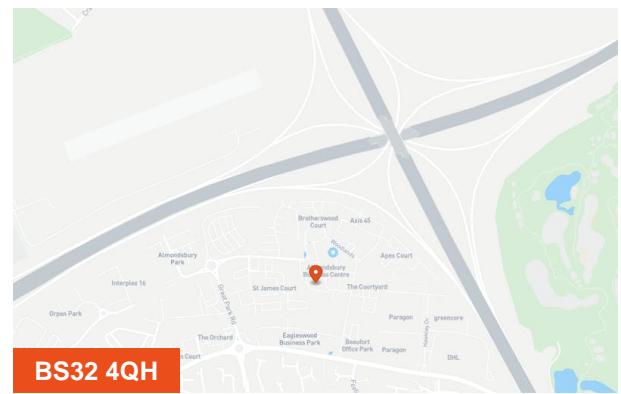
Name	sq ft	sq m	Availability
Ground	2,221	206.34	Available
1st	898	83.43	Available
<b>Total</b>	<b>3,119</b>	<b>289.77</b>	

## Parking

There are 14 on-site parking spaces demised with the property.

## Tenure

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.



## Viewing & Further Information

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