



Manor Farm Offices

Sandy Lane, Bristol, BS35 4AT

**High quality barn
conversion office
development set on Manor
Farm in Aust, South
Gloucestershire**

890 to 1,747 sq ft

(82.68 to 162.30 sq m)

- Self contained open plan offices
- Exposed timber beams and flagstone entrances
- On site car parking
- Easy access to M48 Junction 1
- 1.5 miles from Severn Bridge
- 7.5 miles from M4/M5 interchange

Summary

Available Size	890 to 1,747 sq ft
Rent	£15 per sq ft
Business Rates	Upon application
Service Charge	Upon application
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E

Description

The Manor Farm offices are a high quality barn conversion development at Manor Farm in Aust. The available accommodation comprises self contained offices arranged within Unit 1 and 6. The offices provide predominately open plan accommodation with low glare lighting, and openable windows along with many original features such as exposed timber beams and flagstone entrances. There is plenty of parking available on site which can be offered together with a new lease and should all the units let separately allocated spaces will be demised.

Location

Manor Farm is located off Sandy Lane in Aust, just 1.5 miles from Junction 1 of the M48 motorway providing easy access to South Wales over the River Severn to the West and the M4/M5 interchange is also just 7 miles to the East. Olveston village is within 2 miles, Thornbury market town is within 5 miles and Bristol is just 23 minutes away / 13 miles via the M4 and M32. Bristol Parkway is the nearest train station only 17 minutes / 8 miles to the South East.

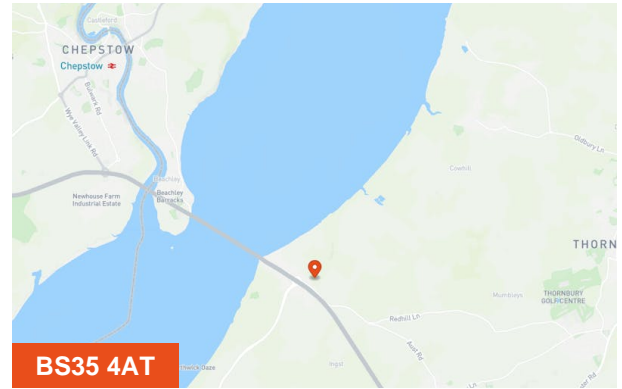
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Office 1 - The Stable	890	82.68	Available
Unit - Office 4 - The Granary	1,155	107.30	Let
Unit - Office 5 - The Barn	2,016	187.29	Let
Unit - Office 6 - The Mews	1,747	162.30	Available
Total	5,808	539.57	

Terms

The offices are available on a new lease(s) on terms to be agreed, direct with the Landlord.



Viewing & Further Information

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