



The Granary

Manor Farm, Sandy Lane, Bristol, BS35 4AT

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

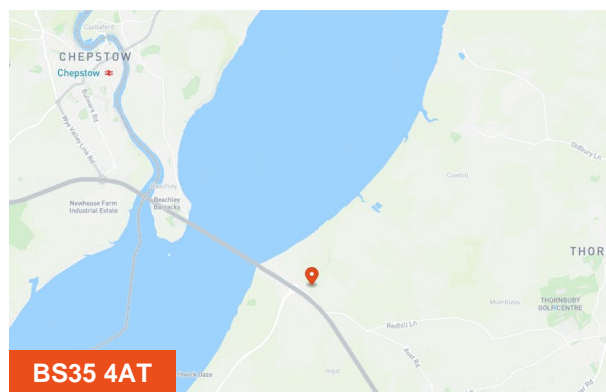
883 sq ft
(82.03 sq m)

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

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Summary

Available Size	883 sq ft
Rent	£15 per sq ft
Business Rates	To be reassessed
Service Charge	Upon application
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (90)



Description

The Granary at Manor Farm offices is a high quality barn conversion development in Aust. The available accommodation comprises a self contained office arranged across ground and first floors which has been refurbished throughout.

The ground floor offers an open plan office, whilst the first floor space contains a fully fitted kitchen and WC alongside further office accommodation with far-reaching countryside views.

The Granary is available by way of a new sub-lease from the existing tenant on terms to be agreed.

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 - The Granary	883	82.03	Available
Total	883	82.03	

Terms

The offices are available on a new sublease on terms to be agreed.

Viewing & Further Information

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