



THE STABLES

Says Court Farm | Badminton Road | Frampton Cotterell | BS36 2NY

The Stables comprise a high quality barn conversion development at Says Court Farm.

910 to 2,243 sq ft
(84.54 to 208.38 sq m)

- Oil-fired central heating with radiators
- Fully carpeted with partial underfloor trunking with floor boxes
- Category 5 cabling available
- Original features, including exposed beams, brick arches and flagstone entrances

TO LET - RENT ON APPLICATION





Summary

Available Size 910 to 2,243 sq ft
Rent Rent on Application
Rates Payable £4.62 per sq ft
 Unit 1+2 RV. No parking included.
Rateable Value £20,750
Service Charge N/A
Car Parking The building has an extensive car park available, with approximately 15 spaces. Should the units be let separately then allocated spaces will be agreed.
Estate Charge N/A
EPC Rating D (83)

Description

The Stables comprise a high quality barn conversion development at Says Court Farm. The development includes a range of traditional barns which retain many original features, including exposed beams, brick arches and flagstoned entrances, yet the offices are distinctly modern in idiom. The accommodation has oil-fired central heating, whilst each unit has underfloor trunking with floor boxes and Category 5 cabling and availability of broadband.

The preference is to let both units together, but some consideration may be taken to let them separately.

The building has an extensive car park available, with approximately 15 spaces. Should the units be let separately then allocated spaces will be agreed.

Location

The Stables are located at Frampton Cotterell, lying off the A432 approximately 10 miles north of Bristol and 1 mile south of Yate. The M4/M5 motorway interchange at Almondsbury lies within 5 miles of the property, whilst the Avon Ring Road at Emersons Green lies within 3 miles.

Accommodation

Name	Sq ft	Sq m
Unit - 1	910	84.54
Unit - 2	1,333	123.84
Total	2,243	208.38

Plans, Areas, And Schedules

This information has been prepared for guidance only and no guarantee or warranty as to its accuracy is given or implied.

Joint Agents

Hartnell Taylor Cook
 Nightingale House
 Redland Hill
 Bristol
 BS6 6SH

Viewing and Further information

James North
 01454 631 575
 james@northletherby.com

