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SALES LETTING MANAGEMENT

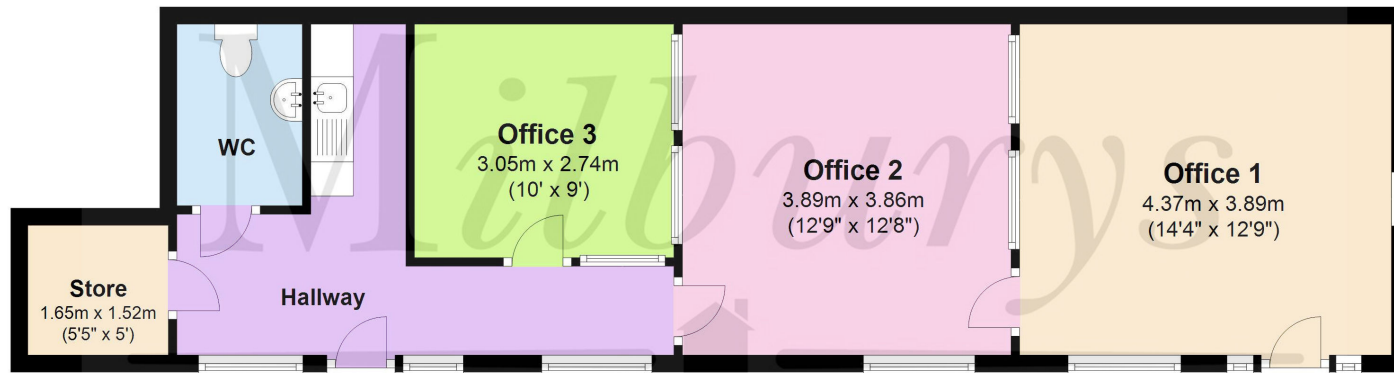


Green Farm Business Park 5, Folly Road, Latteridge, South Glos, BS37 9TZ

To Let Per. Annum **£12,000**

### Ground Floor

Approx. 58.1 sq. metres (625.5 sq. feet)



Total area: approx. 58.1 sq. metres (625.5 sq. feet)

For Illustrative Purposes Only. Not to Scale.  
Plan produced using PlanUp.



# Green Farm Business Park 5, Folly Road, Latteridge, South Glos BS37 9TZ

TO LET; Unit 5 is a detached Grade II listed barn conversion in a cluster of restored stone barns with office usage. It is found in the semi-rural village of Latteridge just behind the original farmhouse which fronts the village green, which is excellent for road connections as the A38 and M5 are easily accessible. It has three comfortable size offices/meeting rooms coming off from a bright entrance hallway plus it has its own store room, kitchenette and WC. It has excellent parking to the front which is part of the shared car park. Inside there is a gross interior area of approx. 625 Square Feet / 58 Square Meters. The interior has lovely exposed beams and much character in line with the surrounding buildings which front the courtyard; all restored stone barns with office usage. A bonus to this rental is that it INCLUDES High Speed Internet/Broadband AND Central Heating! The Landlords can offer either a three or five year contract with a new head lease but are happy to discuss any proposals. Excellent for office use and with good storage, the Unit will be vacant imminently and is available for £12,000 Per Annum - excluding electric and business rates if applicable. Current rateable value (1st April 2023 to present) £5,800 per annum.

## Situation

Latteridge is a small hamlet in the parish of Iron Acton which is located between the bustling market towns of Chipping Sodbury and Thornbury. There are lovely countryside surrounds with beautiful walks whilst the M5 and M4 are easily accessed, as are the A38 and A46 for commuting purposes. The village of Iron Acton is approx. 1.6 miles away and has an attractive conservation High Street with its own primary school, village green, parish hall, tennis courts and Public Houses. There are excellent road links from Latteridge to Bristol and to the Motorways with the M32/M4 junction being approx. 6.9 miles away and Bristol Parkway Railway Station approx. 6.6 miles.

## Property Highlights, Accommodation & Services

- Detached Listed Barn Conversion for Office Use
- Superb Working Environment with Lovely Countryside Surrounds and Good Road Links to Motorways and A38
- Well Presented with Much Character and Charm • Three Good Size Offices, Kitchen, WC and Small Store Room
- Off Street Parking with Secure Gated Entrance at Night
- Rent Includes All Central Heating Costs, High Speed Internet/Broadband and Water Rates
- Available with New Head Lease. Flexible Lease Terms Considered.

## Directions

From the village of Iron Acton on the Bristol Road, take the B4059 signed posted Latteridge passing Acton Court on your left. Continue over the railway tracks and follow the long straight road. After you drive around the sharp left hand bend you will shortly see the Green in front of you, which is fronting Latteridge House. Green Farm Offices are located to the left of the Green and can be accessed via Folly Road which is a small lane on the left.



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