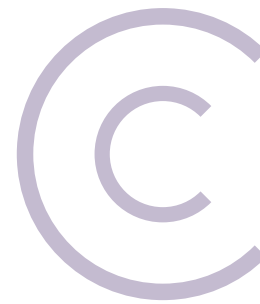
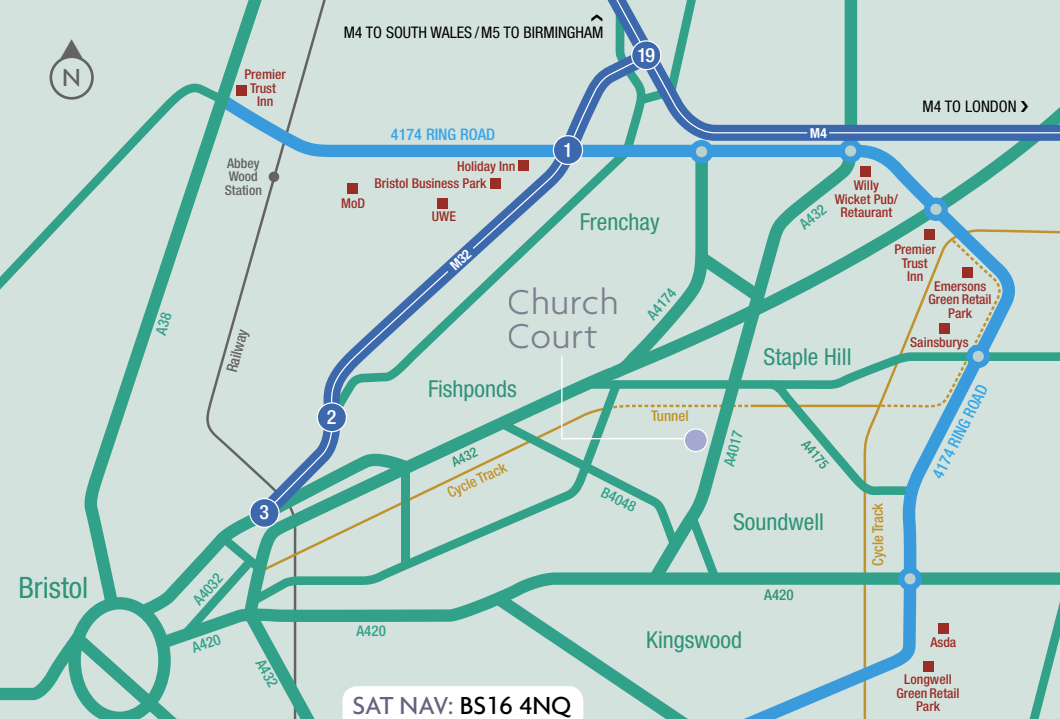


TO LET Church Court

CHURCH COURT, NORTH VIEW, SOUNDWELL, BRISTOL, BS16 4NQ.



**TO LET - UNIQUE OPPORTUNITY TO ACQUIRE CHARACTER OFFICES IN FORMER CHURCH
EXCEPTIONAL MODERN OFFICE SUITES | 500 - 3,388.7 SQ FT | 46 - 314.8 SQ M PLUS STORAGE**



Church Court

CHURCH COURT, NORTH VIEW, SOUNDWELL, BRISTOL, BS16 4NQ.

Location

Soundwell is a residential suburb on the north eastern outskirts of Bristol. Access to the city centre is principally via the A434 Fishponds Road, which also provides access to junction 2 of the M32, Eastville. Staple Hill High Street is located approximately half a mile away, where there is an abundance of shops, restaurants, banks and building societies. Church Court itself is located at the junction of North View and Soundwell Road in an area comprising a mix of commercial, retail and residential uses.

Description

Church Court is situated on a site of approximately 0.24 acres and comprises a former church and church hall, which underwent a complete refurbishment approximately 10 years ago when it was converted into offices. The building is constructed of stone elevations under a pitched roof cladding, roman style with clay tiles. There is a two storey extension of similar construction to the side. The building still retains many of its original features including stain glass windows, exposed eaves and excellent natural light via original stained glass windows and velux roof lights at first floor level. WC and shower facilities are situated at ground and first floors within the main building. The building has been carpeted throughout and benefits from good quality decorations, some stud partitioning, along with raised floors at first floor level. The lighting principally incorporates recessed fluorescent strip lighting and recessed spotlights and there are also a number of air conditioned units within the building. The property is heated via a gas fired central heating system. There is also loft storage accessed via a ladder, which is air conditioned and provides an open plan area suitable for archive storage.

Accommodation

From measurements taken on-site in accordance with the RICS Code of Measuring Practice, the net internal floor areas are outlined in the table opposite.

Car Parking

The building provides car parking for up to 19 vehicles.

Tenure

The building is being offered on a leasehold basis, either as a whole or in part, by way of a new full repairing and insuring lease for a term of years to be agreed.

Rental

Upon application.

Energy Performance Certificates

An Energy Performance Certificate will be provided on the property, to comply with recent government legislation relating to any transaction taking place after 1st October 2008.

Legal Costs

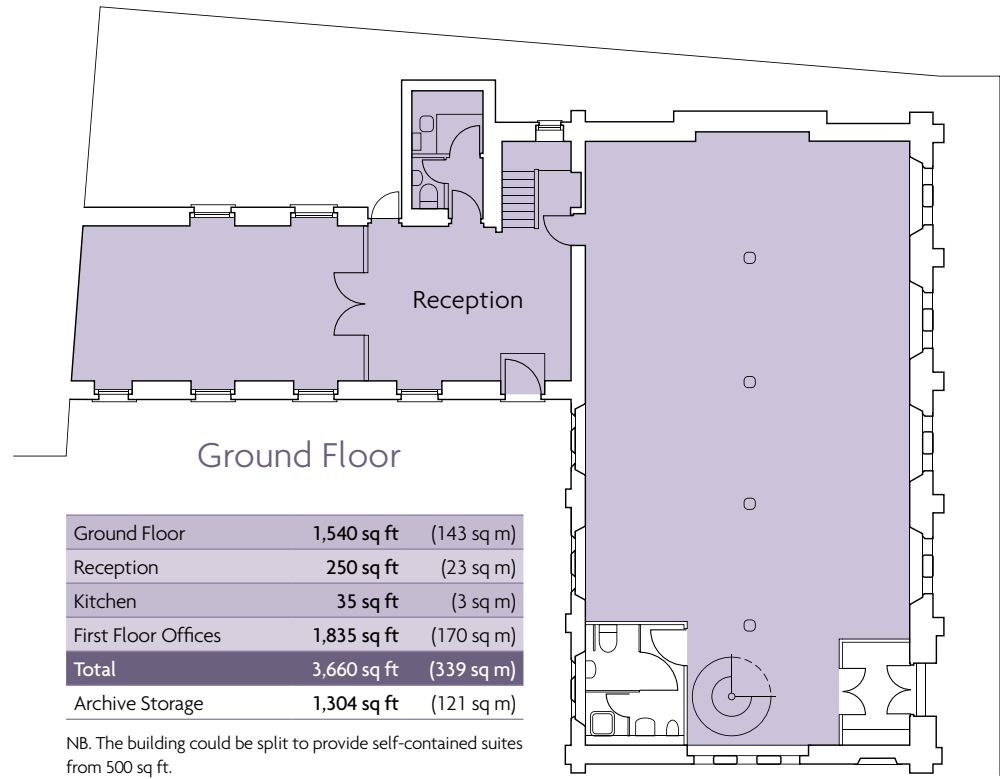
Each party to bear their own legal costs.

VAT

We are advised that VAT will be charged on the rental.

Viewings

Strictly through the sole agents Burston Cook.



NB. The building could be split to provide self-contained suites from 500 sq ft.



Lewins House, Lewins Mead,
Bristol BS1 2NN

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