



— OFFICES TO LET - 1,062 SQ FT SELF-CONTAINED ANNEXE

Church Court

NORTH VIEW, SOUNDWELL, BRISTOL BS16 4NQ

- A **self-contained** property
- Arranged over **ground & first** floors
- **Up to 6** car parking spaces
- Located on a site of **circa 0.24 acres**
- **New lease** on terms to be agreed
- Use **Class E**

A former church and adjacent annexe, sensitively converted

Church Court underwent a complete refurbishment in the late 1990s, when it was carefully converted into offices.

Behind its stone elevations and roman-tiled roof, the building keeps the character of its origins — stained-glass windows, exposed eaves and generous natural light — alongside comfortable, well-presented workspace arranged over two floors.

The available space is located in the adjacent annexe, which offers flexible accommodation suitable for a variety of commercial occupiers, including office, studio, consulting or ancillary business uses (subject to any necessary consents).

Original character and daylight, given a working life.





— DESCRIPTION

The building

Church Court sits on North View, adjacent to Soundwell Road, Bristol BS16.

The available space is located in The Annexe, which has its own independent identity alongside the main Church Court building, and provides occupiers with the benefit of a dedicated workspace in a well-established business setting, with nearby public transport links and local services supporting day-to-day business operations.

The property is located on a site of approximately 0.24 acres and has a dedicated, private car park.



SPECIFICATION

Inside the space

Self contained flexible office space in annexe of former church.

The recently refurbished annexe provides bright, open plan space arranged as a mix of open plan and useful partitioned meeting rooms. The annexe is entirely self contained with its own dedicated entrance, kitchen, WCs and shower.

GROUND FLOOR

- Dedicated entrance.
- Useful partitioned meeting rooms.
- Kitchen and WC's.
- Shower.
- Access to rear enclosed courtyard.

UPPER FLOOR

- Open plan office space.
- Double glazed windows on both sides provide excellent natural light.
- Secure storage room.

CAR PARKING

6 demised car parking spaces

A CLOSER LOOK

Inside Church Court



Floor plans & areas

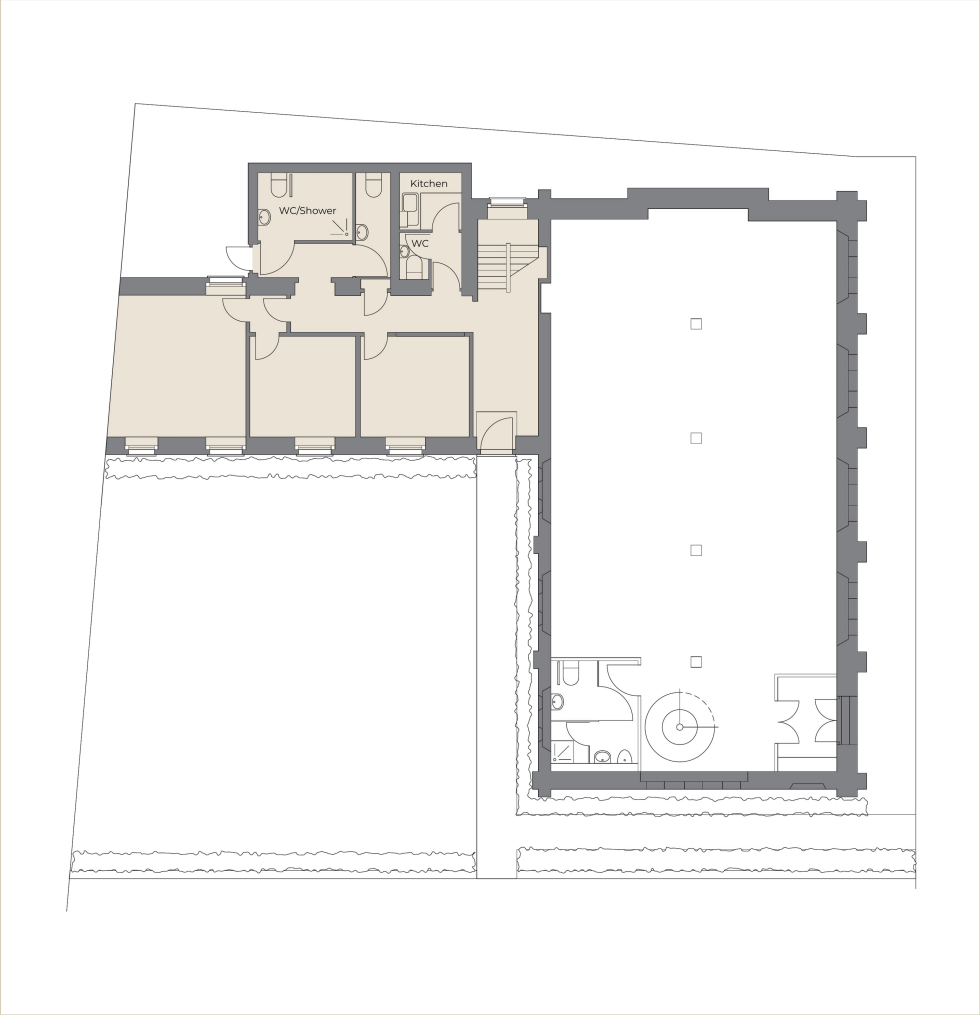
From measurements taken on-site in accordance with the RICS Code of Measuring Practice, the net internal floor areas are as follows.

SCHEDULE OF AREAS

Ground Floor	499 sq ft (46.4 sq m)
First Floor Office	520 sq ft (48.3 sq m)
First Floor Store	43 sq ft (3.97 sq m)
Total	1,062 sq ft (98.67 sq m)

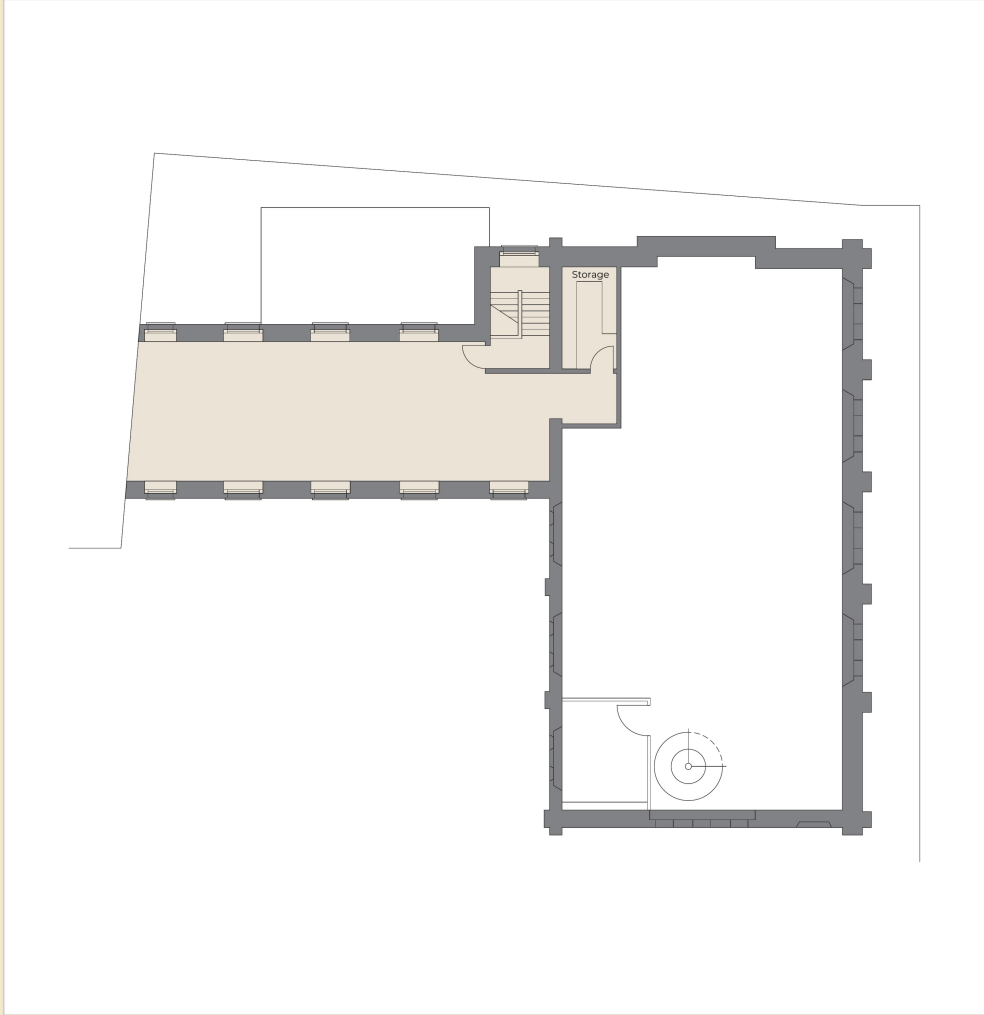
GROUND FLOOR

FOR IDENTIFICATION ONLY



FIRST FLOOR

NOT TO SCALE





— LOCATION

Soundwell, Bristol BS16

Excellent local amenities
& connectivity

Situated in the heart of Staple Hill, the property is within walking distance of an excellent range of amenities, including Tesco Superstore, Greggs, Co-op Food, cafés, restaurants, banks, fitness facilities and a Post Office. Downend Village, just over a mile away, provides a further selection of supermarkets, shops, cafés, restaurants and professional services.

The property benefits from excellent transport links, with immediate access to the A4174 Bristol Ring Road and convenient connections to the M32, M4 and M5, providing easy access across Bristol and the wider South West.

Frequent bus services connect Staple Hill with Bristol City Centre and surrounding suburbs, while the nearby Bristol & Bath Railway Path (National Cycle Network Route 4) offers an attractive traffic-free walking and cycling route between Bristol and Bath.

— BY CAR

Downend	5 mins
Fishponds	5 mins
Emersons Green Retail Park	10 mins
M32 Jctn 1	12 mins

Tenure & terms

TENURE

Leasehold. A new full repairing and insuring (FRI) lease, for a term of years to be agreed.

RENT

£17,000 per annum exclusive.

ESTATES CHARGE

A small estates charge is payable towards the upkeep of the grounds.

BUSINESS RATES

In accordance with the Valuation Office Agency (www.voa.gov.uk), the property has the following designation.

Rateable value **£13,000**

Rates payable (as of 1 April 2026) **£5,616**

NB — the car parking attracts a separate rateable value of £3,900.

VAT

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

EPC

An Energy Performance Certificate will be provided on the property.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWINGS

Strictly by appointment through the sole agents, Burston Cook.





**BURSTON
COOK**

SOLE AGENTS

Lewins House, Lewins Mead,
Bristol BS1 2NN

(0117) 934 9977

Finola Ingham FRICS
finola@burstoncook.co.uk

Luke Dodge MRICS
luke@burstoncook.co.uk

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IMPORTANT NOTICE

These particulars are believed to be correct at the date of publication but their accuracy is in no way guaranteed, neither do they form part of any contract.