



TO LET / FOR SALE

 MODERN OFFICES TO
LET / FOR SALE IN
CONVERTED BARN

 SIZE (NIA)
2,372 sq ft
220.41 sq m

£ RENT/ PRICE
£32,000 pax / £375,000

 PARKING
Approximately 10 car
parking spaces



THE OPPORTUNITY

- Approximatley 2,372 sq ft (220.41 sq m)
- Access excellent with the Junction 20 M5 being only 1.5 miles distant
- Approximately 1.5 miles to Clevedon, with plenty of shops, cafes and restaurants
- Quoting rent £32,000 per annum, exclusive.
- Quoting price £375,000 exclusive

LOCATION

East End Court is situated on the outskirts of Tickenham, which is approximatley 12 miles to the west of Bristol city centre and 1.5 miles from Clevedon. The property is prominently located on the B3130 Tickenham Road, which leads directly to Junction 20 of the M5 motorway and Clevedon. Nailsea & Backwell Train Station is approximatley 4 miles, with good links into Bristol Temple Meads.

DESCRIPTION

3 East End Court comprises a two storey, Grade II listed building, converted from a former barn into offices. The property is built with stone elevations underneath a pitched tiled roof and comprises predominantly cellular office accommodation on the ground floor, with a kitchenette, W.C's and shower facilities. The first floor comprises high vaulted ceilings with a mix of open plan and cellular office accommodation, along with a meeting room.

The specifcation of the offices include LED lighting, a mix of carpet tile and vinyl flooring, timber framed windows, Velux roof lights, dado perimeter trunking and electric heaters.



ACCOMMODATION

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
GROUND FLOOR	1,246	115.77
FIRST FLOOR	1,126	104.64
TOTAL	2,372	220.41

CAR PARKING

The property benefits from approximatly 10 car parking spaces.

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed with the landlord. The property is also availabe for sale, by way of the freehold interest.

QUOTING RENT

£32,000 per annum, exclusive.

QUOTING PRICE

£375,000 exclusive.

PLANNING

We understand the property benefits from Use Class E planning.
All parties are advised to make their own enquiries.

BUSINESS RATES

In accordance with the [Valuation Office Agency](#) website, the property has the following designation as of April 2026:

Rateable Value: £36,750

Rates Payable: £15,876

All parties are advised to make their own enquiries.

VAT

The property is elected for VAT.

EPC

A new [Energy Performance](#) certificate is to be commissioned.





LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burstons Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burstons Cook expertise and accordingly Burstons Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

MISREPRESENTATION ACT 1967

This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER

Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT

September 2026



CONTACT

Luke Dodge MRICS

0117 934 9977

Luke@burstoncook.co.uk



WEBSITE

www.burstoncook.co.uk



ADDRESS

Burston Cook, Lewins House,
Narrow Lewins Mead, Bristol,
BS1 2NN