



Two studio/office buildings in the final phase of Bristol's iconic creative quarter

185/186 Paintworks 153-313sq.m. (1,650-3,369sq.ft.)

187/188 Paintworks 155-310sq.m. (1,666-3,332sq.ft.)

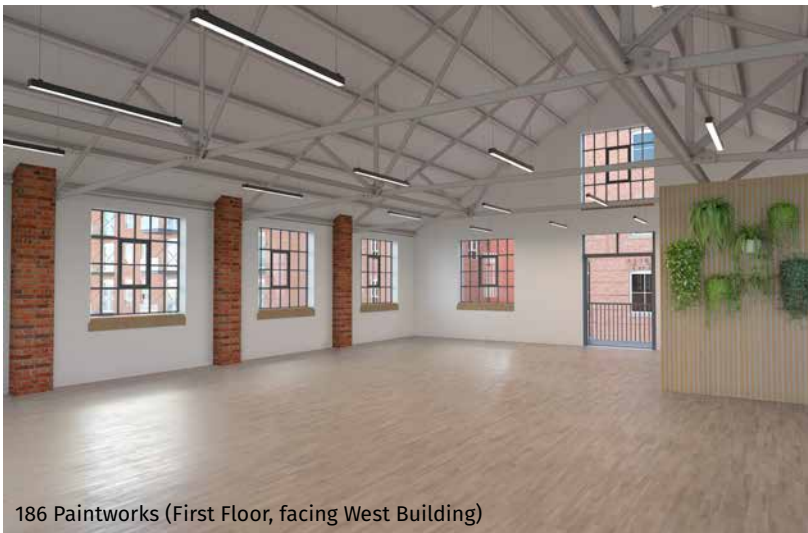
**verve** PROPERTIES



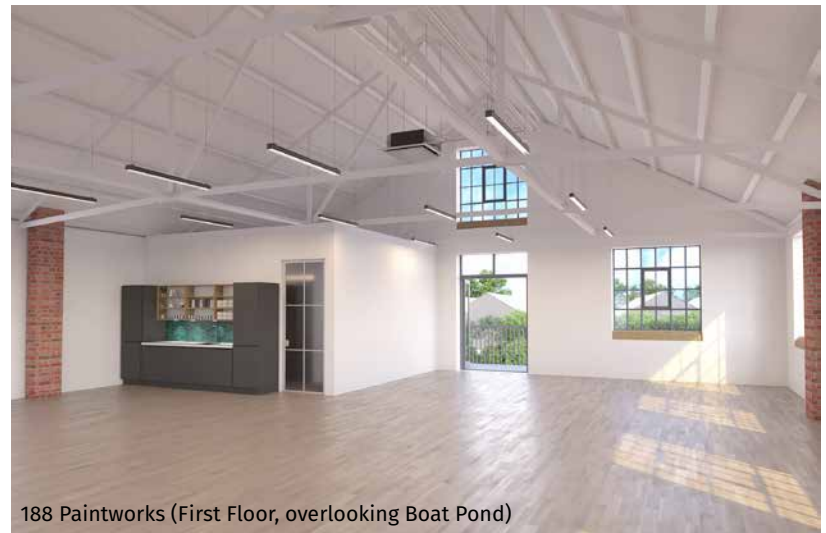
185 Paintworks (Ground Floor facing West Building)



187 Paintworks (Ground Floor, overlooking Boat Pond)



186 Paintworks (First Floor, facing West Building)



188 Paintworks (First Floor, overlooking Boat Pond)

# Accommodation

185/186 and 187/188 are self contained buildings dating back to the 1920s and are part of the original Colthurst and Harding paintworks.

Available as individual buildings or capable of independent letting by floor. Fully restored retaining original features of exposed brickwork and timber floors the buildings are air conditioned and have an EPC A rating.

Private parking is included together with the provision for electric car charging.

Paintworks is a genuine attempt to regenerate a mixed use district centred on a sense of community. Considerable effort went into the intimacy of the street scene, the public areas and hub spaces. Paintworks aims to be a place where people want to live, want to work and want to interact with others.

Since its beginning, the mix of creative tenants, exhibition/ event space and popular café/bar have defined the distinctive character of the site.



Ground Floor



First Floor

## Building 185/186

Building	Level	sq.m.	sq.ft.
185	Ground Floor	153	1,650
186	First Floor	160	1,719
		313	3,369

All areas are approximate and subject to measurement upon completion.

## Building 187/188

Building	Level	sq.m.	sq.ft.
187	Ground Floor	155	1,666
188	First Floor	155	1,666
		310	3,332





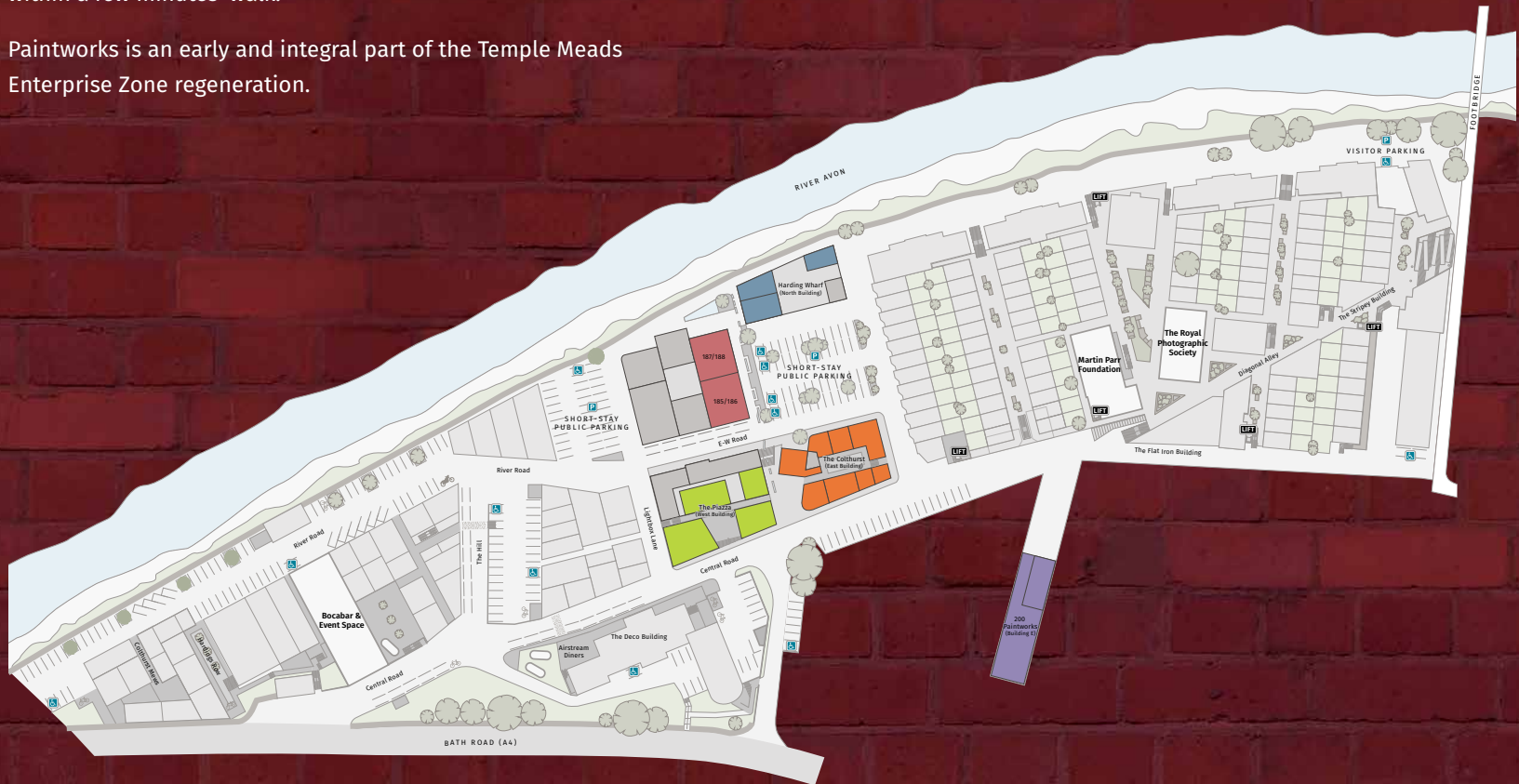


# Location

Paintworks is located alongside the River Avon on the A4 (Bath Road) near Totterdown. It is approximately a 12 minute walk from Temple Meads station, and well connected to the city's cycling routes and public transport.

Much of the appeal of Paintworks is the busy nature of the place, with galleries, bar, café, Airstream diners and the event space all within a few minutes' walk.

Paintworks is an early and integral part of the Temple Meads Enterprise Zone regeneration.



**verve** PROPERTIES

[www.verve-properties.co.uk](http://www.verve-properties.co.uk)  
[www.paintworksbristol.co.uk](http://www.paintworksbristol.co.uk)

## Important

These particulars do not constitute the whole or part of any offer or contract, and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

## Further Information

For more information about availability of commercial spaces at Paintworks, please contact Tom Dugay.

[tdugay@alderking.com](mailto:tdugay@alderking.com) 07974 186 462

**alder king**

PROPERTY CONSULTANTS

**0117 317 1000**  
[www.alderking.com](http://www.alderking.com)