



FOR SALE / TO LET THE PAINTWORKS

Unit 2.4, The Paintworks, Bristol BS4 3EH

Attractive self-contained warehouse style office and creative space with onsite parking.
Ground floor & mezzanine comprises 3,342 sq ft net approx.

Location

The Paintworks is an exciting development of former Victorian factory complex, which is now established as Bristol's premium creative quarter.

Conveniently located on the A4 Bath Road and on the south east side of the city centre, the property is less than 1 miles away from Temple Meads railway station. The property is also within close proximity to Brislington retail park and Cabot Circus, both are less than 2 miles away.

The Paintworks development provides a creative environment in which to work, live and play with a range of onsite amenities including the Boca Bar, Hair and Beauty Salons and a Coffee shop / Café.



Temple Meads
1 mile west



M32
1.5 miles



Cabot Circus
1.5 miles
north west



City Centre
1 mile



**Bristol Harbourside
Leisure & Hospitality**
1 mile



Accommodation

Description

The unit is located within the original, characterful phase of the Paintworks development and arranged over ground and mezzanine levels.

The accommodation is open plan in nature and has an industrial feel, good light, with exposed brickwork and services. The unit has been fitted out to a good standard, with LED lighting, a heating and cooling system, with fresh air intake, perimeter trunking and velux roof lights.

The unit also benefits from self-contained storage areas, an enclosed board room, break-out meeting areas, a kitchen, WC facilities and staff shower.

Parking

We are advised that the accommodation has a total of 6 parking spaces.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Accommodation	Sqft	Sqm
Ground Floor	2,004 sq ft	186 sq m
Mezzanine	1,338 sq ft	124 sq m
TOTAL	3,342 sq ft	310sq m

All measurements are approx and based on the net internal area



Open Plan Lay Out



Break-Out Meeting Space



Kitchenette



Onsite Parking



LED Lighting



Staff Shower



WC Facilities



Air Con



► Planning | Rates | EPC| Terms

Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Bristol City Council.

www.bristol.gov.uk

Tel: 0117 922 2000

Business Rates

Interested parties should make their own enquiries to Bristol City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the RICS Real Estate Code for Leasing 2020

Tenure

The accommodation is available by way of a new internal repairing service charge lease, for a term of years to be agreed.

Alternatively, the property is offered for sale on the basis of a new long lease.

Quoting Price / Rent

£87,500 per annum exclusive.

Offers are invited in the region of £1,000,000 subject to contract and exclusive of VAT

Legal Costs

Each party is to be responsible for their own legal costs.

Rental Deposits

Prospective tenants may be required to provide a rental deposit subject financial status.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A prospective tenant will be required to provide appropriate AML information once Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants
Pembroke House
15 Pembroke Road
Clifton
Bristol
BS8 3BA

Tom Dugay
0117 317 1094
07974 186462
tdugay@alderking.com

Carter Jonas

Carter Jonas LLP
St. Catherine's Court
Berkeley Place
Clifton
Bristol
BS8 1BQ

Andrew Hardwick
0117 363 5694
07771 820053
Andrew.Hardwick@carterjonas.co.uk

Kate Richardson
0117 363 5699
07342 701095
Kate.Richardson@carterjonas.co.uk

Date: April 2023
Subject to Contract

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King and Carter Jonas LLP require any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and Carter Jonas' instructions and accordingly we recommend you obtain advice from Alder King and Carter Jonas.