



TO LET

The Paintworks

Unit 1.14 The Paintworks, Bristol, BS4 3EH

Stunning first floor studio / office with an onsite car parking space – 945 sq ft net approx.

Location

Paintworks is a unique development on the edge of Bristol City Centre, close to Temple Meads Station. This exciting development comprising a mixture of former brick built workshops and new build accommodation which encompasses Bristol's creative quarter.

Located on the A4 Bath Road on the South East side of the City Centre and approximately 1.4 miles from Temple Meads Railway Station, this development provides great transport connections within a creative environment. The property is located within a short drive to a number of facilities within the City Centre and extensive retail park facilities within the Brislington area which is less than 1 mile away.

M4



6.5 miles northeast

Cabot Circus



1.5 miles northwest

Bath



11 miles

Bristol Temple Meads



1 mile



Accommodation

Description

This attractive loft-style studio / office, forms part of the first phase of development at the Paintworks. Arranged at first floor level, the property has its own self-contained entrance and benefits from an abundance of natural light.

Parking

The accommodation is offered with one onsite allocated car parking space.

Services

We are advised that 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 their state, condition and suitability.

Area	Sq ft	Sq m
First floor	945	87.8
TOTAL	945	87.8

Sat Nav



BS4 3EH

Timber Flooring



Gas Fired Central Heating



Onsite parking



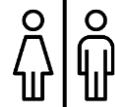
Suspended lighting



Kitchenette



WC facilities



alder king

PROPERTY CONSULTANTS



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. Tel: 0117 922 3000 or www.bristol.gov.uk

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

The EPC Rating is C and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

Tenure

The property is available on a new internal repairing and insuring service charge lease for a term of years to be agreed.

Rent

Quoting rent £26,500 per annum exclusive of VAT.

Legal Costs

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

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 successful tenant will be required to provide relevant information to satisfy the AML requirements when 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
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AK Ref: TWD/98525
Date: August 2023
Subject to Contract

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Important Notice

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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 accordingly we recommend you obtain advice from a specialist source.