

FOR SALE (MAY LET)

The Paintworks

Unit 5.16, The Paintworks, Bristol, BS4 3EH

Attractive self-contained studio / office comprising
487 sq ft together with on site car parking space



Location

The Paintworks is an exciting development of a former Victorian factory complex, which is now established as Bristol's 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 mile away from Temple Meads railway station. The property is also within close proximity to a number of facilities within the city centre and Brislington retail park, both of which are approx. 1 mile 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 / Beauty Salons and a Coffee shop/Café.



Temple Meads



1 mile west

Cabot Circus



1.5 miles northwest

Bristol



1 miles

Bath



11 miles

Accommodation

Description

This attractive self-contained studio/ office unit is arranged over ground floor and mezzanine levels. The accommodation offers flexible open plan space, with an industrial feel.

Parking

The accommodation has on allocated on site parking space.

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.

Area	Sq ft	Sq m
TOTAL	487	45.26

Raised floors



Open plan layout



Mezzanine



Onsite parking



Pendent / Spot lighting



Kitchenette



WC facilities



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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 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 property is available by way of the disposal of the long leasehold interest, the remainder of a 999 year lease.

Alternatively, consideration may be given to offering the property on a new internal repairing and insuring, service charge lease for a term of years to be agreed.

Price / Rent

Quoting price of £170,000 exclusive.

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 price/rent. We recommend that the prospective purchasers/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

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AK Ref: TWD / 98367

Date: July 2023

Subject to Contract

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Important Notice

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2. Misrepresentation Act 1967

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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.