

The logo for Alder King Property Consultants, featuring the company name in white lowercase letters on a dark green background.

alder king

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PROPERTY CONSULTANTS

A photograph of a courtyard area between buildings. The courtyard has a paved ground with several wooden planters containing small trees. The buildings have a mix of brick and wood siding. The image is overlaid with a semi-transparent dark grey filter.

FOR SALE / TO LET

THE PAINTWORKS

Unit 1.8, The Paintworks, Bath Road, Bristol, BS4 3EH

Self-contained ground floor studio / office unit, with on site car parking. Comprising 917 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 self-contained, ground floor office comprises open plan space fitted out to a good standard. Internally the accommodation benefits from electric panel heating, a mixture of pendent and uplighters, timber flooring, exposed brick and stone work, a kitchenette and a WC.

Parking

The accommodation has one allocated on site car parking spaces.

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
Unit 1.8	917	85.17
TOTAL	917	85.17

Sat Nav



BS4 3EH

Timber Flooring



Electric Heating



Onsite parking



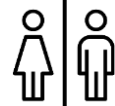
Pendent Lighting



Kitchenette



WC facilities



► Planning | Rates | EPC | Terms

Planning

We understand that the accommodation has planning consent for offices but all interested parties 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 on 0117 922 2000 to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk

The current Rateable Value (2022) for this property is £16,250.

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 their financial status.

Tenure

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

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

Purchase Price

£250,000 exclusive.

Rent

Quoting rent of £23,000 per annum 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 rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser 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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Bristol
BS8 3BA

www.alderking.com

AK Ref: TWD / 93180

Date: Oct 2023 v3

Subject to Contract

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Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.

Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.

A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires 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 accordingly we recommend you obtain advice from a specialist source.

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