

TO LET (MAY SELL) — THE PAINTWORKS Bristol

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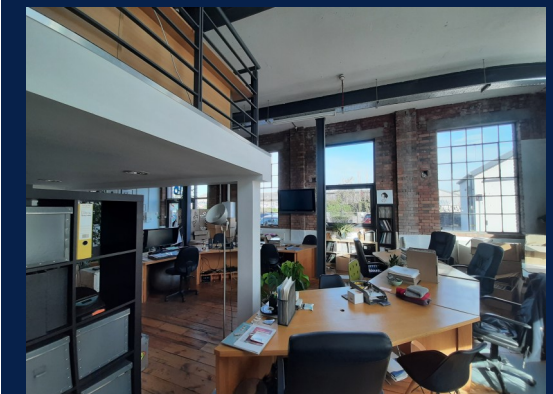
PROPERTY CONSULTANTS



**GROUND FLOOR
STUDIO / OFFICE
ACCOMMODATION
WITHIN THE
PAINTWORKS
DEVELOPMENT**

**Unit 4.16 Paintworks
Bath Road
Bristol
BS4 3EH**

**1,148 sq ft
(106.64 sq m) net approx.**

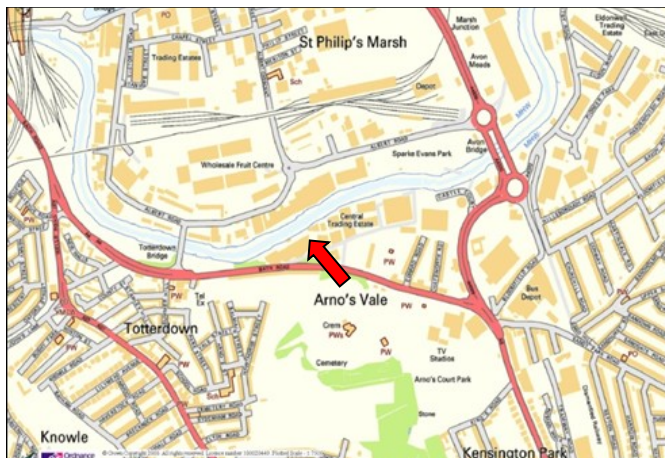


Unit 4.16 The Paintworks, Bath Road, Bristol BS4 3EH

Location

Located on the A4 Bath Road on the South East side of Bristol City Centre and approximately 1.4 miles from Temple Meads Railway Station, this development provides a creative environment to work, live and play. It is within a short drive to a number of facilities within the City Centre and extensive retail park within the Brislington area which is approximately 1 mile away.

The Paintworks offers a range of facilities on site, including a café/bar and an American style diner.



Description

The available accommodation is arranged at ground floor and mezzanine level and offers plenty of natural light. The accommodation benefits from timber flooring, a mixture of strip and recessed lighting, gas fired central heating and Kitchen / WC facilities.

The accommodation further benefits from three allocated on-site car parking spaces.

The accommodation is available from February 2022.

Accommodation

Area	Sq ft	Sq m
Ground Floor	896	83.45
Mezzanine	250	23.19
TOTAL	1,148	106.64

All measurements are approximate Net Internal Areas.

Tenure

The accommodation is offered by way of a new full repairing and insuring lease for a term of years to be agreed.

Alternatively consideration may be given to the disposal of the long leasehold interest.

Rent

On application.

Services

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

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Planning

We are advised that the unit benefits from a an Office consent.

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 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 listing on the website states:

Description: Business unit and premises
Rateable value: £18,500

References/Rental Deposits

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

Energy Performance Certificate

A energy performance certificate and recommendations can be provided on request.

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The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Asbestos Regulations

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 Control of Asbestos Regulations 2012 (CAR 2012). 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.

VAT

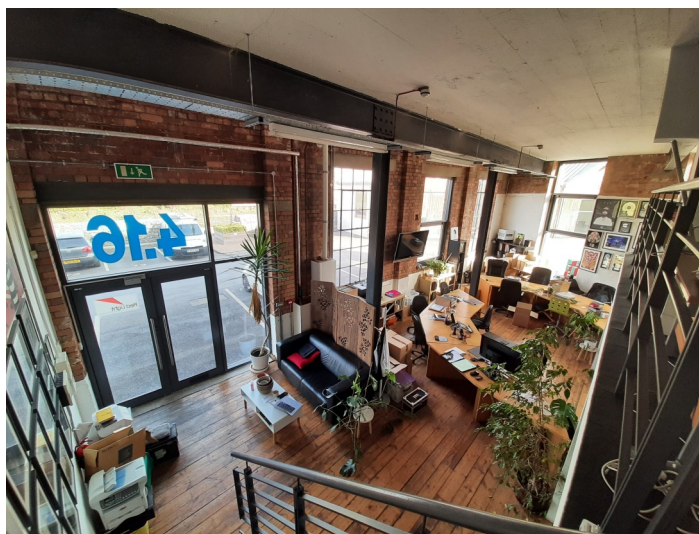
Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

Subject to Contract

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.

Important Notice

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



Viewing Arrangements

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

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