



The final phase at Paintworks, Bristol

A total of approx 2,137sq.m. (23,000sq.ft.) of
commercial space in Bristol's creative quarter.

Flexible combination of sizes from 43sq.m. (463sq.ft.)

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Paintworks

THE FINAL INSTALMENT

The final phase at Paintworks, includes approx 93 residential units including social housing, a further 23,000sq.ft. of commercial and public use space, and additional visitor parking. This element completes the regeneration of the site.



Zone B Information
PAINTWORKS



The Colthurst

The Piazza

The Boathouse

Harding Wharf

Phase 4

RIVER AVON

Boat Pond

Harding Wharf
(North Building)

The Boathouse
(Building 6)

LONGER-TERM
PUBLIC PARKING

SHORT-STAY
PUBLIC PARKING

E-W Road

The Colthurst
(East Building)

The Piazza
(West Building)

Lightbox Lane

Central Road



The Piazza (West Building)

The Colthurst (East Building)



Upper Ground Floor



Lower Ground Floor





Accommodation

The commercial space is mainly arranged on the ground floor of 2 attractive wharf style buildings immediately facing the main entrance separated by an attractive piazza. All are available for sale in a Cat A finish, with anticipated EPC A.

The West block (The Piazza) itself has a south facing courtyard with most studio offices fronting either or both piazza or courtyard on ground floor. The East block (The Colthurst) has an iconic curved end

facing the piazza, and has a range of studio/offices, arranged round an atrium courtyard with glazed brick frontages.

Additional studio offices, including a retained character building, are on the river frontage where there is also a boat pond and chill-out area.

Whilst there is a range of sizes the units can easily be combined to create larger sizes.

The Piazza (West Building)

Unit	Level	GIA sq.m.	GIA sq.ft.	Ceiling Height (mm)	Status
101	0	89	958	2,890	Available
102/103	0	108	1,162	2,890-2,815	Sold
104	1&2	197	2,121	2,400-2,800	Available
105	1	62	667	2,800	Sold
106	1	98	1,055	2,800	Available
107	1	146	1,572	2,800	Sold
		700	7,535		

The Colthurst (East Building)

Unit	Level	GIA sq.m.	GIA sq.ft.	Ceiling Height (mm)	Status
127	0	64	689	2,890	Sold
128/136	0&1	106	1,141	2,440-2,800	Sold
130	1	56	603	2,800	Sold
131	1	68	732	2,800	Sold
132	1	61	657	2,800	Available
133	1	75	807	2,800	Available
134	1	43	463	2,800	Available
135	1	48	517	2,800	Available
		521	5,609		

All areas are approximate and subject to measurement upon completion.



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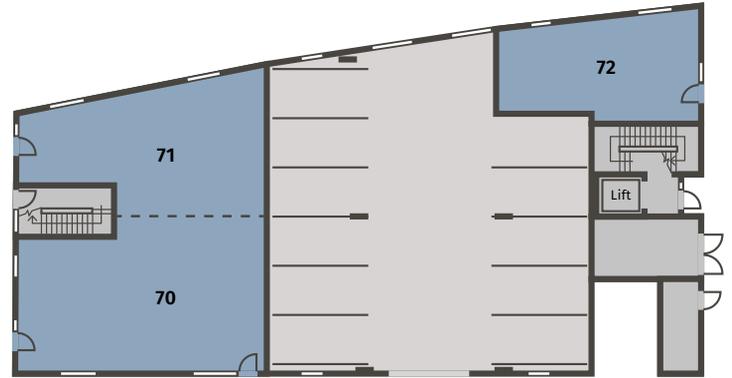
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The Boathouse (Building 6)

Unit	Level	GIA sq.m.	GIA sq.ft.	Ceiling Height (mm)	Status
166	0	214	2,306	-	Sold
6.1	0	-	-	-	Sold
171	0	69	744	2,800	To be built
178	0	70	749	2,800	To be built
185	0	153	1,650	-	Sold
186	1	160	1,719	-	Sold
187	0	155	1,666	-	Sold
188	1	155	1,666	-	Sold

All areas are approximate and subject to measurement upon completion.



Harding Wharf (North Building)

Unit	Level	GIA sq.m.	GIA sq.ft.	Ceiling Height (mm)	Status
70	0	81	874	2,725	Available
71	0	61	657	2,275	Available
70/71	0	142	1,531	2,275-2,725	Combined
72	0	33	356	2,725	Available

PAINTWORKS







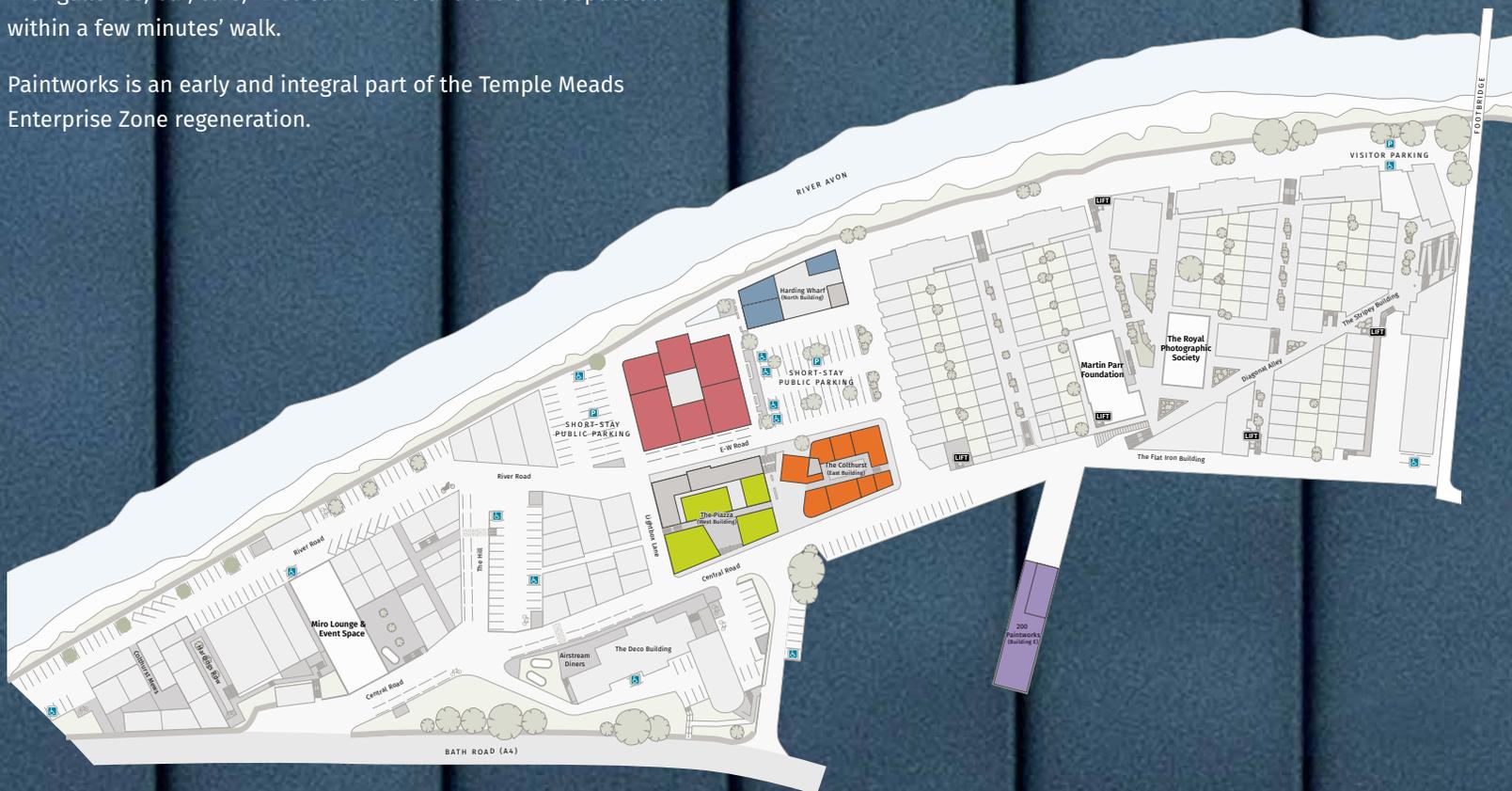


Location

Paintworks is located alongside the River Avon on the A4 (Bath Road) near Totterdown. It is approximately a 12 minute walk from Temple Meads station, and well connected to the city's cycling routes and public transport.

Much of the appeal of Paintworks is the busy nature of the place, with galleries, bar, café, Airstream diners and the event space all within a few minutes' walk.

Paintworks is an early and integral part of the Temple Meads Enterprise Zone regeneration.



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www.verve-properties.co.uk
www.paintworksbristol.co.uk

Important

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

Further Information

For more information about availability of commercial spaces at Paintworks, please contact Tom Dugay.

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