

Unit 1.10 Paintworks, Bath Road, Bristol. BS4 3EH



Description

Light, spacious, open-plan unit over two floors in an industrial style with exposed beams and bricks. The office is accessed via private entrance and internal staircases, and benefits from a balcony, fitted kitchen, bathroom, WC, gas central heating, suspended lighting, plentiful power points and cabling and with solid oak flooring throughout.

Parking

Two allocated car parking spaces nearby

Measurements

First floor area = 948sq.ft.

Mezzanine floor = 645 sq. ft.

Total area = 1593 sq.ft. (1440 sq.ft. excluding toilet, bathroom and storage)



Lease

Full repairing and renewing commercial lease available preferably on a 5 year basis with 3 year breakout clause but shorter options considered.

Rent

Please apply to owner: lizigoe7@gmail.com

Deposit

A rental deposit is required.

Services

All main services are connected.

Service charge by Verve (developers)

£3104 p.a. includes lighting on site, 24 hr. security, External maintenance, cleaning of paths, guttering, drains and windows and signage.

Business Rates

To be covered by tenant via Bristol City Council. Paintworks is included in Bristol's Enterprise Zone which offers business rate relief and superfast broadband.

Buildings Insurance

£547 p.a. levied by Verve, payable each January.



More information and viewings

Contact: Liz Igoe lizigoe7@gmail.com 07971 925601