



TO LET

186 The Boat House

Paintworks, Bristol, BS4 3DL

Attractive First Floor accommodation offered on a short-term flexible arrangement – 1,719 sq ft net approx

FOOTPATH
CLOSED

Location

The Paintworks is an exciting development of 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 miles away from Temple Meads railway station. The property is also within close proximity to Avonmeads retail park and Cabot Circus, both are less than 2 miles away.

The Paintworks development provides a creative environment in which to work, live and play with a range of onsite amenities including the Loungers Bar, Hair and Beauty Salons and a Coffee shop / Café.

Temple Meads



1 mile northwest

Cabot Circus



1.5 miles northwest

Bristol

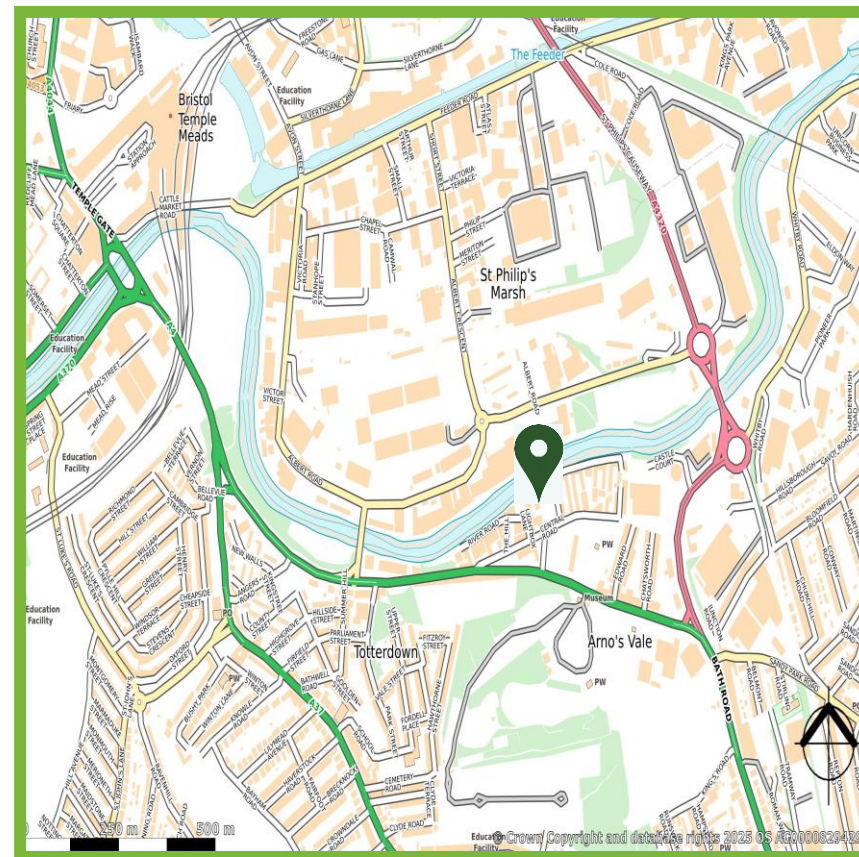


1 mile

Bath



11 mile



Accommodation

Description

This attractive office unit is located at first floor level and enjoys plenty of natural light. The accommodation has been fitted out to a high standard and benefits from timber flooring, exposed brickwork, air conditioning and LED lighting. The unit also has its own WC and kitchen facilities.

The accommodation is offered fully fitted and furnished.

Parking

The accommodation has a total of 3 available parking spaces.

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
First Floor	1,719	159.7
TOTAL	1,719	159.7

EPC - A



Timber flooring



Air conditioning



On-site parking



LED lighting

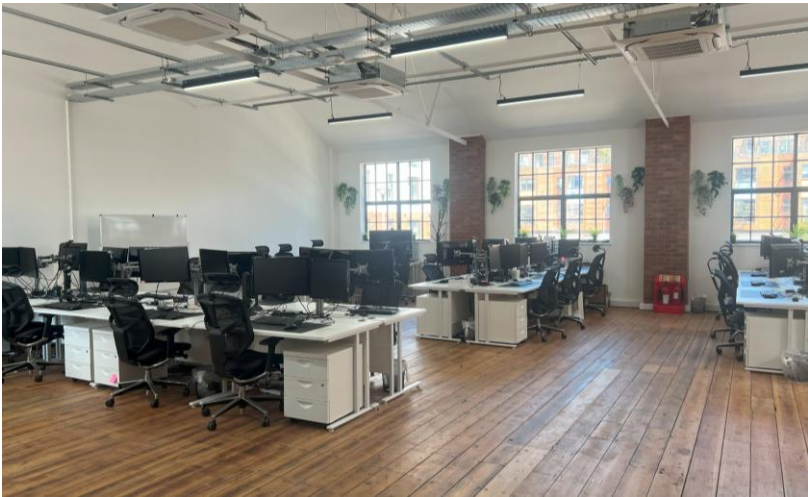
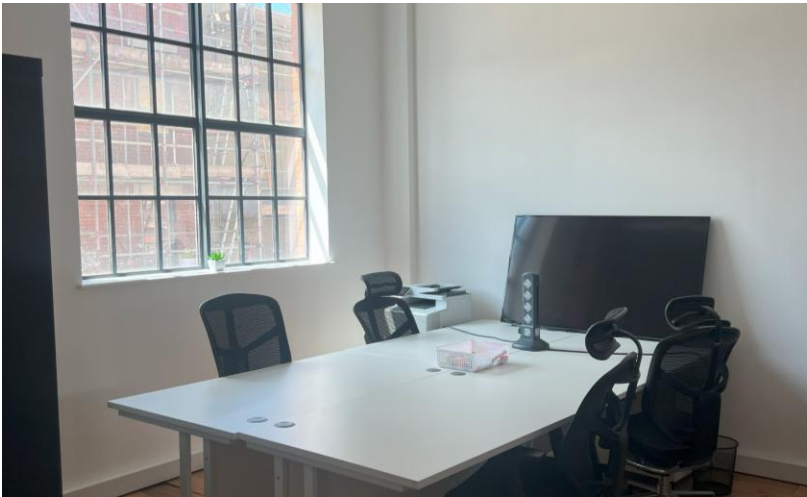
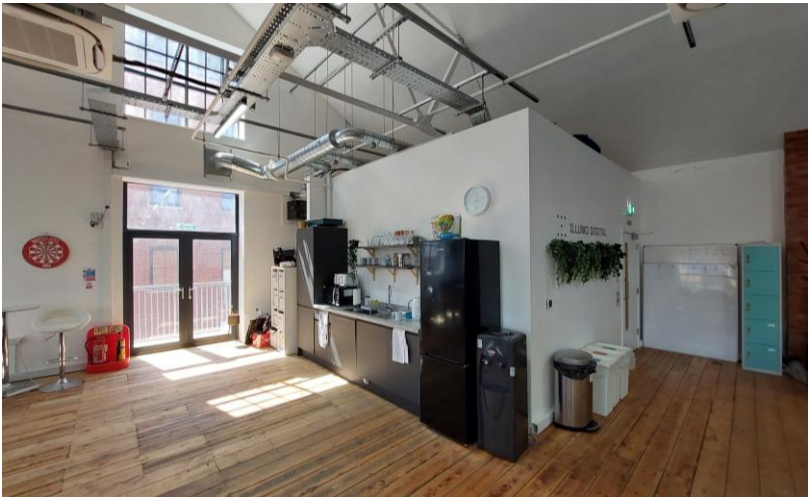
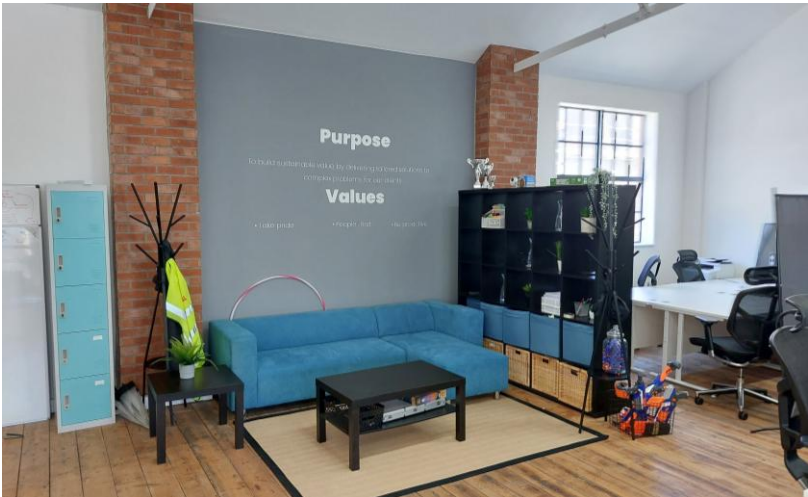


Kitchenette



WC facilities







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.

www.bristol.gov.uk

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 – A, 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](#).

Terms

The property is available fully fitted, including furniture on a flexible short term sub-lease.

Rent

The property is offered to let for £50,000 per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

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 to the landlord's discretion.

VAT

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

AML

A successful tenant will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

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



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AK Ref: TWD/101643 Date: July 2025 Subject to Contract



COMMERCIAL
AGENCY



INVESTMENT



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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.

