



alder king

PROPERTY CONSULTANTS

# TO LET THE PAINTWORKS

Unit 2.4, The Paintworks, Bristol BS4 3EH

Attractive self-contained warehouse style office and creative space with onsite parking.  
Ground floor & mezzanine comprises 3,342 sq ft net approx.



# Location

The Paintworks is an exciting development of former Victorian factory complex, which is now established as Bristol's premium 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 Brislington 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 Boca Bar, Hair and Beauty Salons and a Coffee shop / Café.



**Temple Meads**  
1 mile west



**M32**  
1.5 miles



**Cabot Circus**  
1.5 miles  
north west



**City Centre**  
1 mile



**Bristol Harbourside  
Leisure & Hospitality**  
1 mile



# Accommodation

## Description

The unit is located within the original, characterful phase of the Paintworks development and arranged over ground and mezzanine levels.

The accommodation is open plan in nature and has an industrial feel, good light, with exposed brickwork and services. The unit has been fitted out to a good standard, with LED lighting, a heating and cooling system, with fresh air intake, perimeter trunking and velux roof lights.

The unit also benefits from self-contained storage areas, an enclosed board room, break-out meeting areas, a kitchen, WC facilities and staff shower.

## Parking

We are advised that the accommodation has a total of 6 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.

Accommodation	Sqft	Sqm
Ground Floor	2,004 sq ft	186 sq m
Mezzanine	1,338 sq ft	124 sq m
<b>TOTAL</b>	<b>3,342 sq ft</b>	<b>310sq m</b>

*All measurements are approx and based on the net internal area*



Open Plan  
Lay Out



Break-Out  
Meeting Space



Kitchenette



Onsite Parking



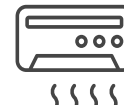
LED Lighting



Staff Shower



WC Facilities



Air Con







# 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](http://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](http://www.voa.gov.uk).

## Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the RICS Real Estate Code for Leasing 2020

## Tenure

The accommodation is available by way of a new internal repairing service charge lease, for a term of years to be agreed.

## Quoting Rent

£87,500 per annum exclusive.

## Legal Costs

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

## Rental Deposits

Prospective tenants may be required to provide a rental deposit subject financial status.

## 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 prospective tenant will be required to provide appropriate AML information once Heads of Terms are agreed.



# Viewing Arrangements

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



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[www.alderking.com](http://www.alderking.com)

**AK Ref:** TD/97207

**Date:** August 2022

**Subject to Contract**

**Tom Dugay**

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## Important Notice

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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.