



FOR SALE

The Paintworks

256, The Paintworks, Bristol, BS4 3QA

Attractive ground floor studio / office unit comprising 774 sq ft (71.9 sq m) net approx.

Location

The Paintworks is an exciting development of a 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 mile away from Temple Meads railway station. The property is also within close proximity to a number of facilities within the city centre and Brislington retail park, both of which are approx. 1 mile 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 / Beauty Salons and a Coffee shop/Café.

Temple Meads



1 mile west

Cabot Circus



1.5 miles northwest

Bristol



1 miles

Bath



11 miles



Accommodation

Description

This attractive self-contained studio / office unit is arranged over ground floor level and offers a rare opportunity to purchase on this sought after development. The accommodation present well and provides flexible open plan space, with an industrial feel.

Parking

The accommodation has one allocated secure on site parking space.

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
Ground floor	774	71.9
TOTAL	774	71.9

EPC Rating - A



Open plan layout



**Air conditioning
Comfort cooling**



Onsite parking



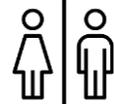
**Industrial style
pendent lighting**



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

We are 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.

Tel: 0117 922 2000 / 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

Energy Performance Certificate

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

VAT

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

Tenure

The property is offered by way of the disposal of the long leasehold interest. The remainder of the 250 year lease granted in 2017.

Price

A quoting price of £245,000 exclusive.

Legal Costs

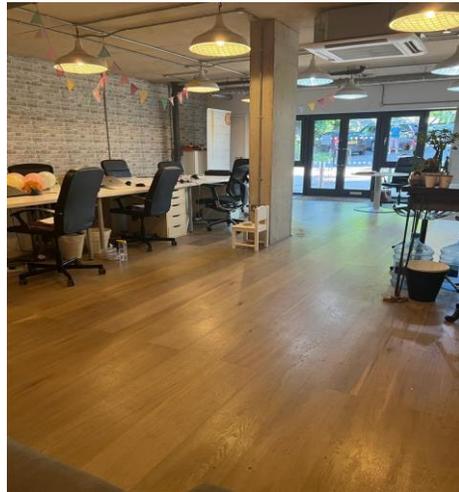
Each party is to be responsible for their own legal costs.

AML

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

alder king

PROPERTY CONSULTANTS



Viewing Arrangements

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



Alder King Property Consultants

Pembroke House
15 Pembroke Road
Clifton
Bristol
BS8 3BA

www.alderking.com

AK Ref: TWD / 99684

Date: April 2024

Subject to Contract

Tom Dugay

0117 317 1094

07974 186462

tdugay@alderking.com

Important Notice

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.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

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.