



FOR SALE

3.10 The Paintworks

Arnos Vale, Paintworks, Bristol, BS4 3AW

Attractive self-contained office building located within the original phase of the Paintworks development – 733 sq ft net approx



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

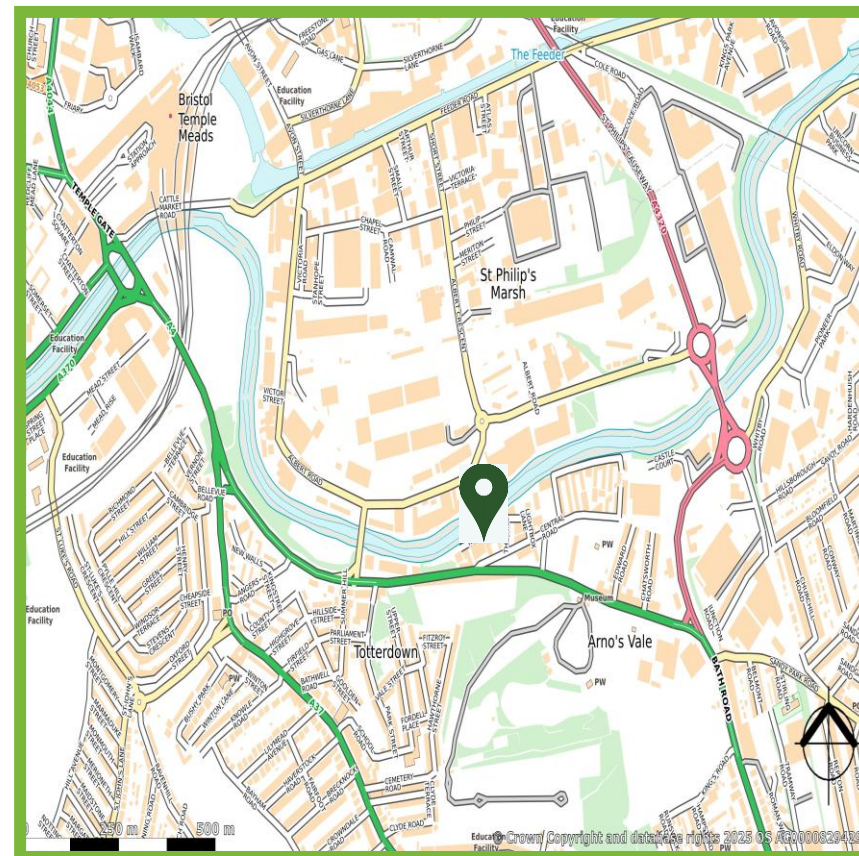


1 mile

Bath



11 mile



► Accommodation

Description

This attractive self-contained office is located within the original phase of the Paintworks development. Arranged over ground floor level the property enjoys plenty of natural light and waterfront views. The accommodation has been fitted out to a high standard and benefits from timber flooring, gas fired central heating, serving feature radiators and spot lighting. The unit also has its own WC and kitchen facilities.

Parking

The accommodation has a total of 1 available 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
3.10	733	68
TOTAL	733	68

Self-contained office



Timber flooring



Gas fired central heating



On-site parking



Spot 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 is available and can be provided on request.

VAT

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

Terms

The property is available by way of the disposal of the long leasehold interest. The remainder of a 999 year lease granted in 2004.

Price

The property is offered at a price of £245,000 exclusive of VAT.

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 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/101707

Date: August 2025

Subject to Contract



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
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ASSET
RECOVERY

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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.

