

# TO LET, PHASE 3 PAINTWORKS Bristol

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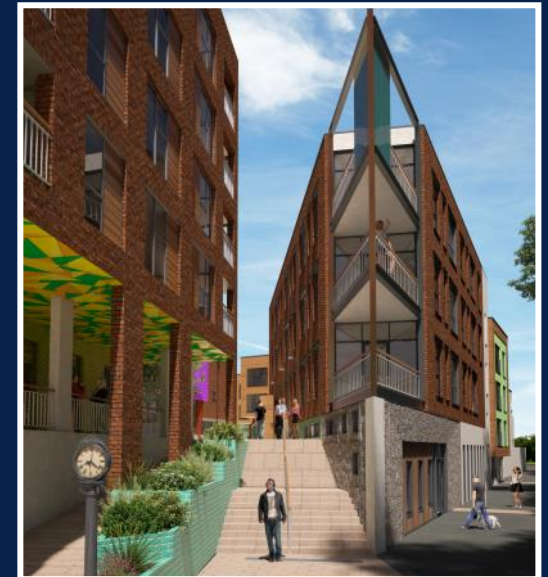
PROPERTY CONSULTANTS



**ATTRACTIVE SELF-CONTAINED STUDIO / OFFICE WITHIN AN ESTABLISHED CREATIVE COMMUNITY**

**Unit 389 Block Q  
Phase 3 Paintworks  
Bath Road  
Bristol  
BS4 3AR**

**840 sq ft (78 sq m)  
net approx.**



# Phase 3 Paintworks, Bath Road, Bristol BS4 3EH

## Location

Paintworks is an exciting development of a former Victorian factory complex which is now established as Bristol's creative quarter.

Located on the A4 Bath Road on the South East side of the City Centre and under 1 mile away from Temple Meads Railway Station, this development provides a creative environment in which to work, live and play. It is within a short drive to a number of facilities within the City Centre and to the extensive Brislington retail park, less than 1 mile away.

The Paintworks offers a range of facilities on-site including the Bocca Bar and an American style diner.



## Description

The available accommodation is located at ground floor level and has been fitted out to a high standard, to include, heating, lighting and WC facilities. The accommodation will also benefit from one onsite allocated car parking space.

## Accommodation

Area	Sq ft	Sq m
Block Q	840	78

All measurements in the above are net internal areas.

## Tenure

The accommodation is offered by way of a new repairing and insuring service charge lease for a term of years to be agreed.

## Rent

A quoting rent of £23,000 per annum exclusive.

## Services

We are advised that all main services are connected to the premises and 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. Water and heating is provided by a site wide central heating plant.

## Planning

We are advised that all of the units benefit from a office consent.

All interested parties should make their own enquiries to the Planning Department of Bristol City Council. Tel: 0117 922 3000 or [www.bristol.gov.uk](http://www.bristol.gov.uk).

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## 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).

## 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 landlords' discretion.

## Energy Performance Certificate

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

## Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful tenant prior to instructing solicitors.

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## VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the Rent.

We recommend that the prospective tenants establish the implications before entering into any agreement.

## Subject to Contract

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.

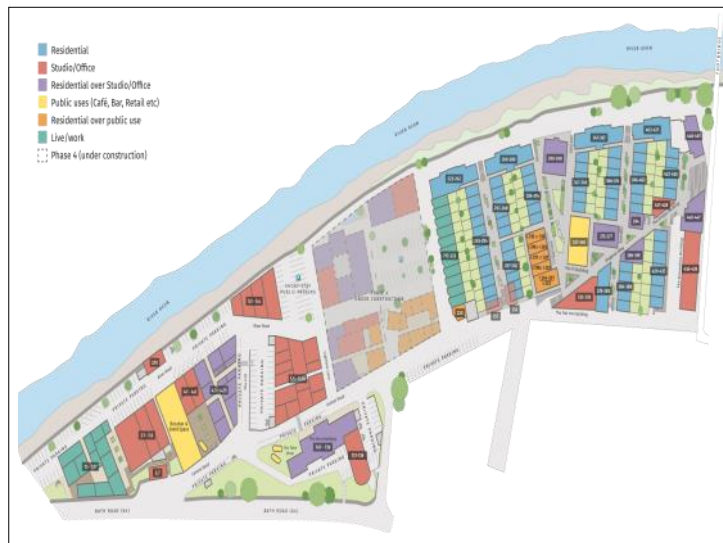
A list of all Members is available at the registered office.

## Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

## Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Alder King LLP will require any tenant to provide proof of identity along with any other required documents.



## Viewing Arrangements

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

## Alder King Property Consultants

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**Ref:** TWD/0164/93334

**Date:** March 2021

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