

alder king

PROPERTY CONSULTANTS

TO LET (MAY SALE)

Paintworks – Unit 4.10

Arnos Vale, Bristol, BS4 3EH

Self-contained ground floor studio / office unit comprising 904 sq ft net approx.
available at a reduced price

Paintworks - Bristol's Creative Quarter

Paintworks is a unique development on the edge of Bristol City Centre, close to Temple Meads Station. Paintworks is an exciting development comprising a mixture of former brick built workshops and new build accommodation which encompasses Bristol's creative quarter.

Located on the A4 Bath Road on the South East side of the City Centre and approximately 1.4 miles from Temple Meads Railway Station, this development provides great transport connections within a creative environment. The property is located within a short drive to a number of facilities within the City Centre and extensive retail park facilities within the Brislington area which is less than 1 mile away.

M4



6.5 miles northeast

Cabot Circus



1.5 miles northwest

Bath

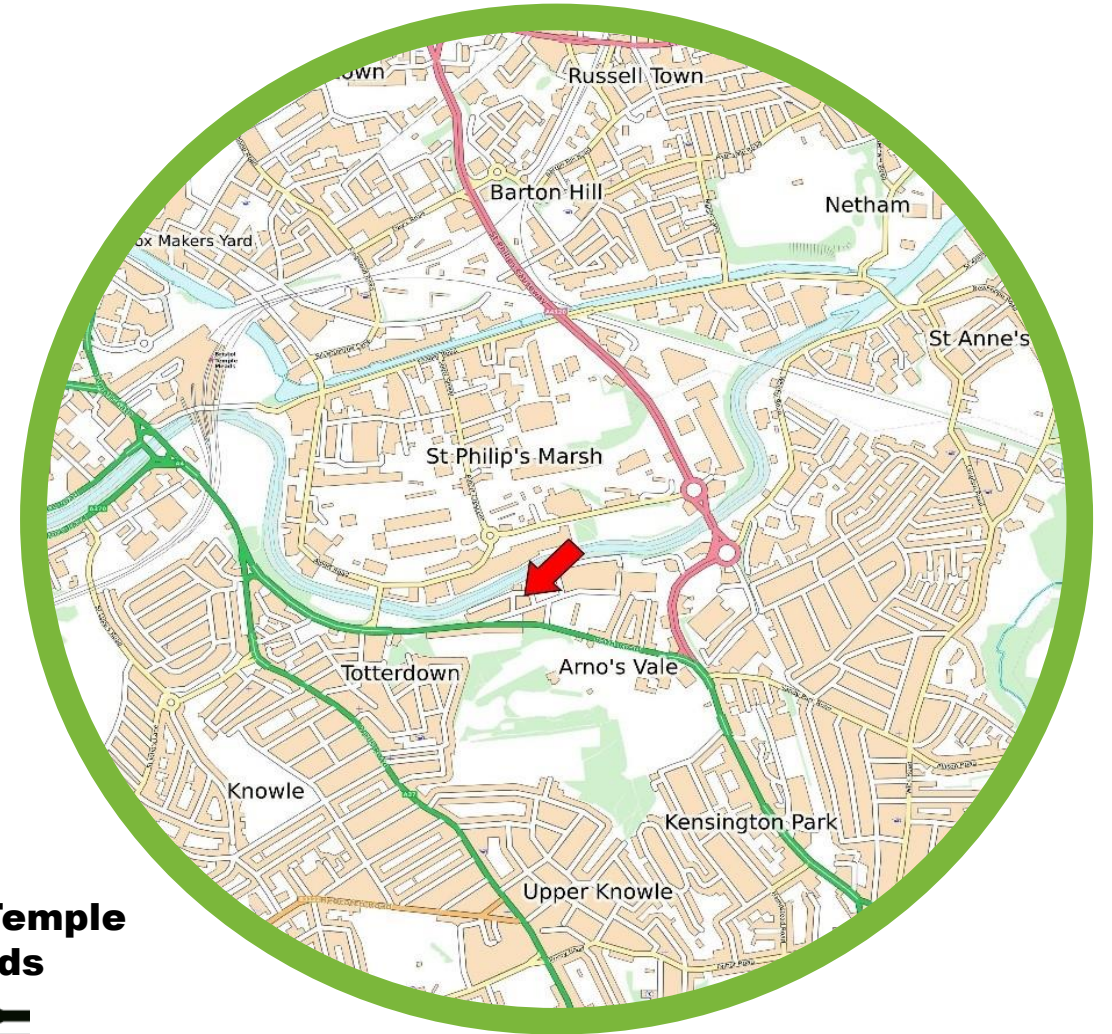


11 miles

Bristol Temple Meads



1 mile





Accommodation

Description

This attractive self-contained studio / office unit is arranged over ground floor and mezzanine levels 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 unit has the benefit of one allocated onsite 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
Unit 4.10	904	83.9
TOTAL	904	83.9

Comfort heating
& cooling



Open plan
layout



Electric Heating



Onsite
parking



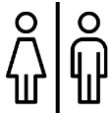
LED lighting



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

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.

AML

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

Tenure

The property is offered by way of an internal repairing and insurance service charge lease, for a term of years to be agreed.

Alternatively, consideration may be given to the disposal of the long leasehold interest.

Quoting Rent

£20,000 per annum exclusive.

Quoting Price

£260,000 exclusive.

Legal Costs

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

VAT

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

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Viewing Arrangements

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



Alder King Property Consultants

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AK Ref: TWD/98701

Date: April 2025

Subject to Contract

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Important Notice

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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.