



FOR SALE

Unit 4.5 The Paintworks

Arnos Vale, Bristol BS4 3EH

Attractive self-contained studio / office arranged over ground and gallery levels – 1,133 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 miles north-west

Cabot Circus



1.5 miles north-west

Bristol

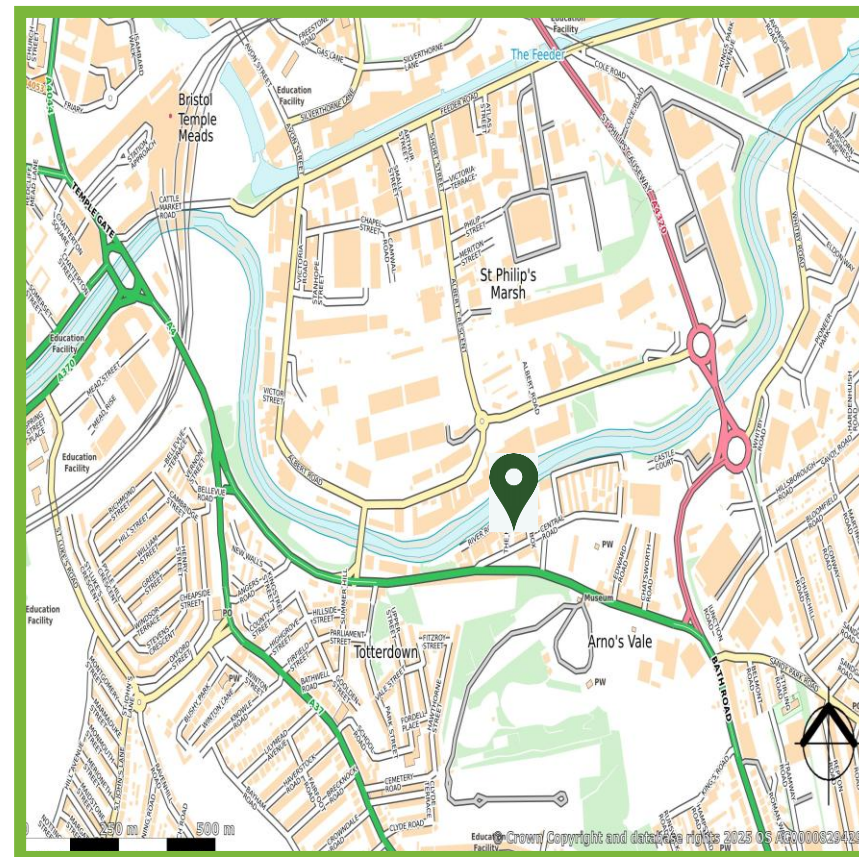


1 mile

Bath



11 miles





Accommodation

Description

This attractive self-contained studio / office forms part of the original phase of the Paintworks development and is located within courtyard. The accommodation is arranged over ground floor and gallery level and have been fitted out to a good standard, to offer flexible open plan space.

Parking

The accommodation has a total of 2 available 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.

Area	sq ft	sq m
Ground floor	906	84.2
Gallery level	227	21.1
TOTAL	1,133	105.3

Open plan layout



Gas fired central heating



Comfort heating and cooling



On-site parking



Recessed lighting



Kitchen / breakout

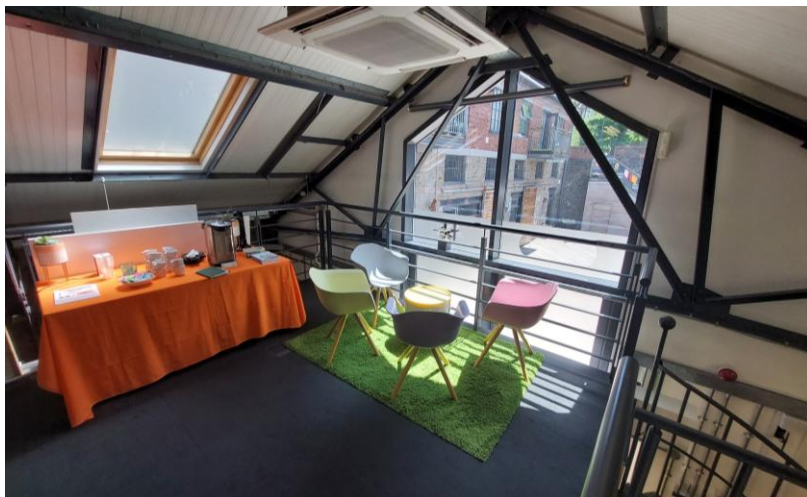


WC facilities



alder king

PROPERTY CONSULTANTS



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.

Tel: 0117 922 2000 or 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.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

Tenure

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

Price

£375,000 exclusive of VAT.

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 purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

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/101684 Date: July 2025 Subject to Contract



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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.