



TO LET

Units 7.17 & 7.18

The Paintworks, Bath Road, Bristol, BS4 3EH

Attractive high-quality ground floor studio / office – 1,978 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 southeast 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

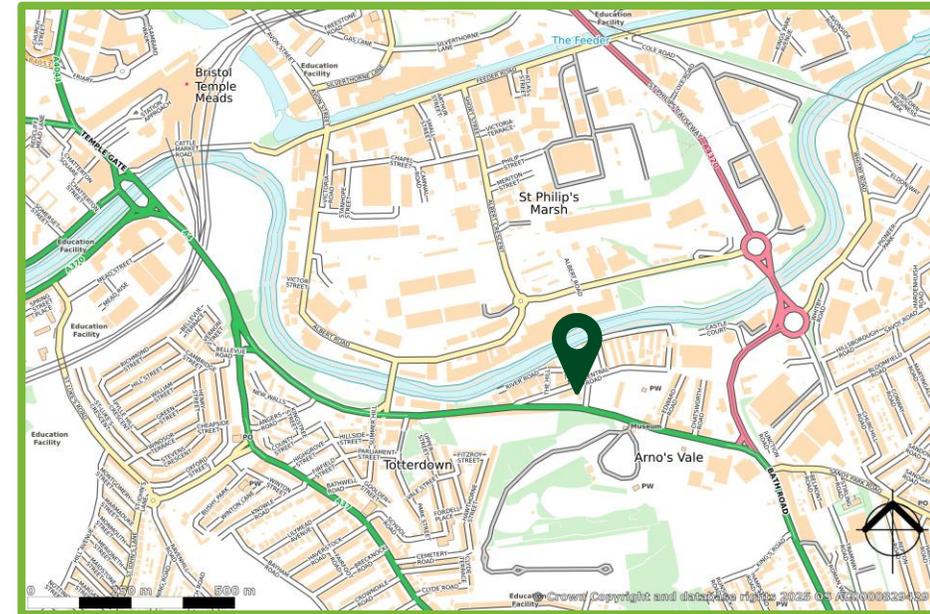


1 mile

Bath



11 miles



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Accommodation

Description

This attractive self-contained ground floor unit has been fitted out to a high standard and benefits from timber floor, exposed brickwork and good natural light. The unit has a two meetings and a kitchen / break out area. The existing furniture can also be made available by way of a separate agreement.

Parking

The accommodation has a total of 2 available parking spaces, although further spaces are available by way of double parking. The spaces are also fitted with EV charging.

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
7.17 & 7.18	1,978	183.76
TOTAL	1,978	183.76

EV Chargers



Meeting rooms



GFCH and comfort cooling to part



On-site parking



Recessed lighting



Kitchenette



WC facilities



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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

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.

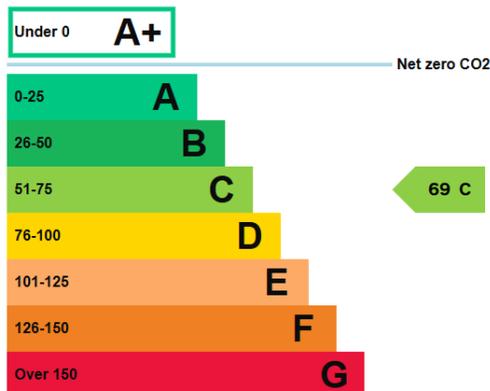
www.voa.gov.uk.

Code for Leasing

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

Energy Performance Certificate

The unit has an EPC rating C (69).



Terms

The property is available on a new internal repairing and insuring lease for a terms to be agreed.

Rent

£54,000 per annum exclusive of VAT.

Legal Costs

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

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 the landlord's discretion.

VAT

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

AML

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

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Viewing Arrangements

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



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AK Ref: TWD/102302 **Date:** March 2026 **Subject to Contract**



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
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PLANNING



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DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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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.