

TO LET

The Paintworks

Unit 7.06, The Paintworks, Bristol, BS4 3EH

Attractive first floor Studio / Office unit comprising 780 sq ft (72.46 sq m) 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 Miro Lounge, Hair and Beauty Salons, convenience store and a Coffee shop / Café.

Temple Meads



1 miles west

Cabot Circus



1.5 miles north-west

Bristol

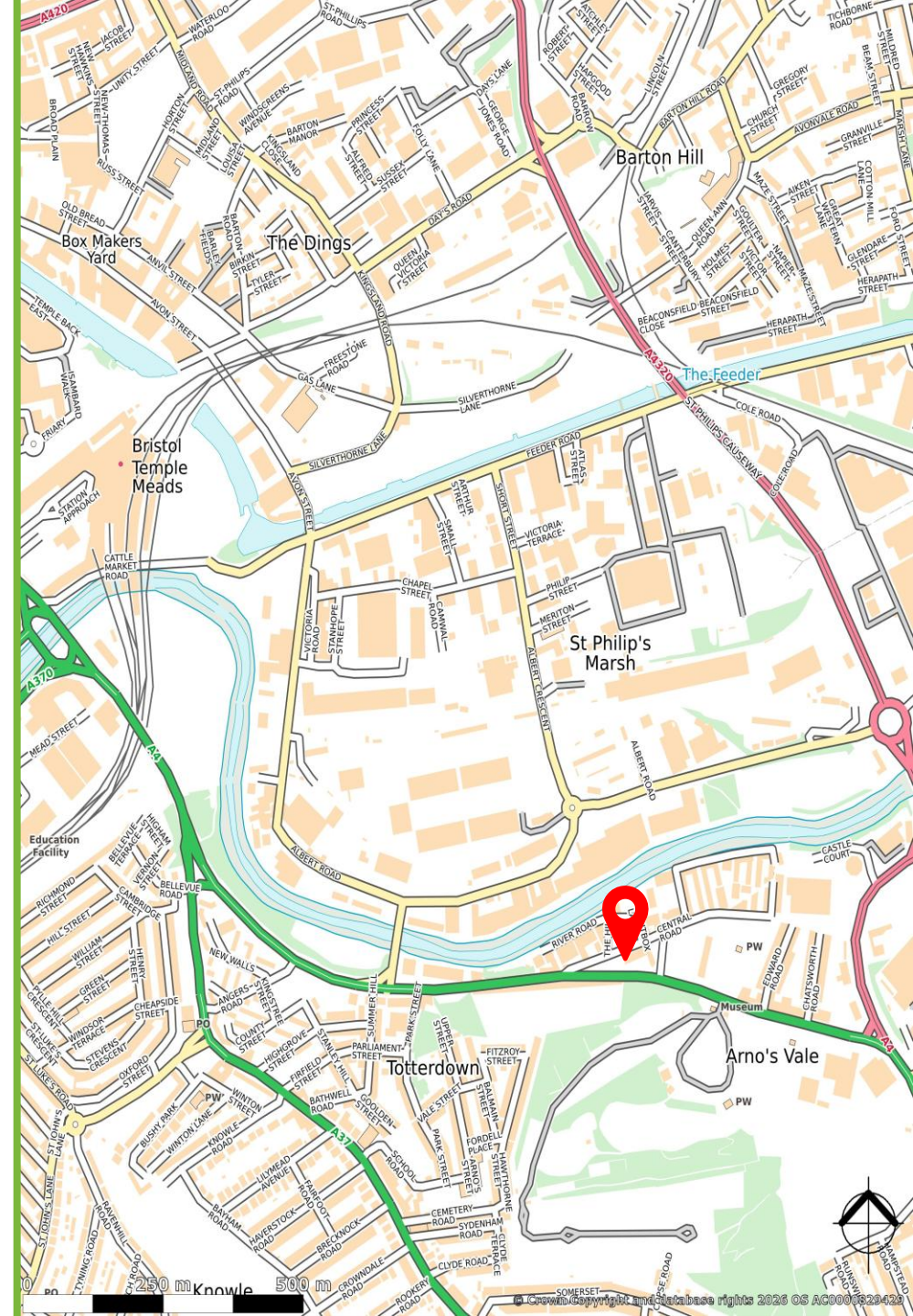


1 mile

Bath



11 miles



► Accommodation

Description

This attractive self-contained property is located at first floor level and is set within an Art Deco style block. The accommodation has been fitted out to a high standard, offering open plan studio/office space, with the benefit of a fitted kitchen and separate meeting room.

Parking

The accommodation is offered with 1 allocated on site car 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 7.06	780	72.46
TOTAL	780	72.46

All measurements are approx. Net Internal Areas

Timber Flooring



Open Plan Layout



Gas Fired Central Heating



Onsite Parking



Recessed Lighting



Kitchen



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

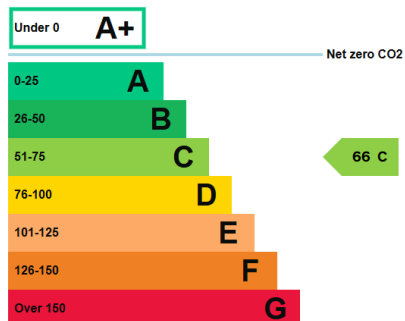
Interested parties should make their own enquiries to Bristol City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. www.voa.gov.uk.

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 have the following rating, and the certification will be available for inspection.



Tenure

The accommodation is offered on a new internal repairing and insuring lease for a term of years to be agreed.

Quoting Terms

Rent - £21,500 per annum exclusive

Legal Costs

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

Rental Deposits

Prospective tenants may be required to provide a rental deposit subject financial status.

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 prospective tenant will be required to provide appropriate AML information once 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/102804 **Date:** July 2026 **Subject to Contract**



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2. Misrepresentation Act 1967

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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.