



TO LET – MAY SELL

THE PAINTWORKS

Units 2.1 – 2.3 The Paintworks, Bristol, BS4 3EH

Stunning self-contained industrial style studio / office space with onsite car parking
6,640 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 Brislington 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 a Lounge Bar, Hair and Beauty Salons and Coffee shop / Café.



Temple Meads



1 miles west

Cabot Circus



1.5 miles northwest

Bristol



1 mile

Bath



11 miles

Accommodation

Description

This attractive property, comprises three self-contained units which have been opened up to form one large space. The accommodation is arranged over ground and mezzanine levels and has been fitted out to a high standard, offering striking open plan industrial style office space.

Parking

We are advised that the accommodation has a total of 10 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 |
|--------------|--------------|---------------|
| Unit 2.1 | 1,559 | 144.84 |
| Unit 2.2 | 1,751 | 162.61 |
| Unit 2.3 | 3,236 | 300.46 |
| TOTAL | 6,640 | 616.93 |

All measurements are approx. Net Internal Areas

Fixed underfloor grid



Open plan layout



Comfort cooling



Onsite parking



LED lighting



Kitchenette

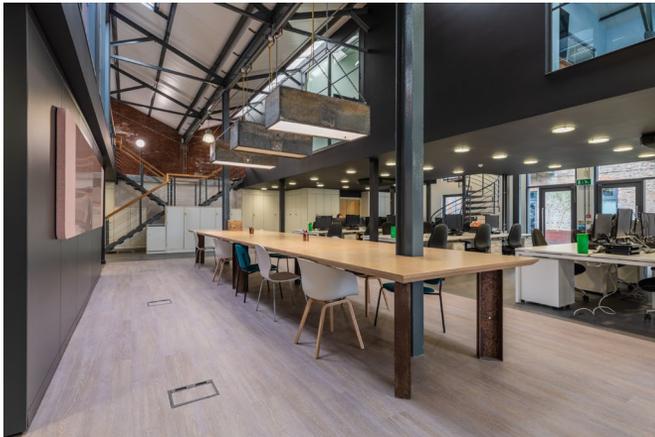


WC facilities



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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.

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.

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](#)

VAT

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

Tenure

The accommodation is available as a whole by way of an assignment or new sublease. Alternatively, consideration will be given to a new internal repairing service charge lease, for a term of years to be agreed.

Consideration may also be given to the disposal of the long leasehold interest.

Rent

Quoting rent - £170,000 per annum exclusive.

Legal Costs

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

Rental Deposits

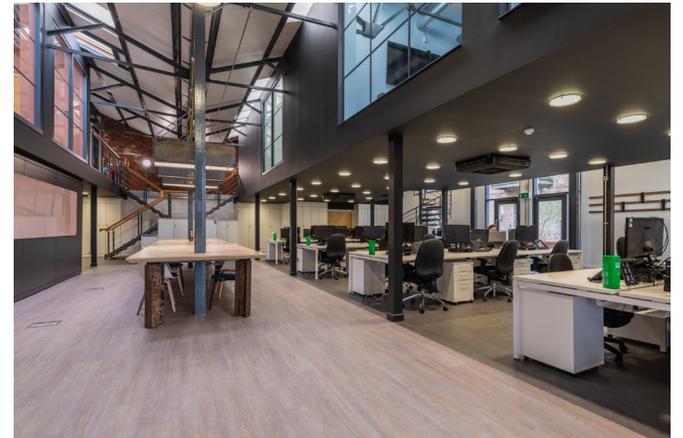
Prospective tenants may be required to provide a rental deposit subject financial status.

AML

A prospective tenant/purchaser will be required to provide appropriate AML information once 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: TD/101452

Date: May 2025

Subject to Contract

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Important Notice

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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.