

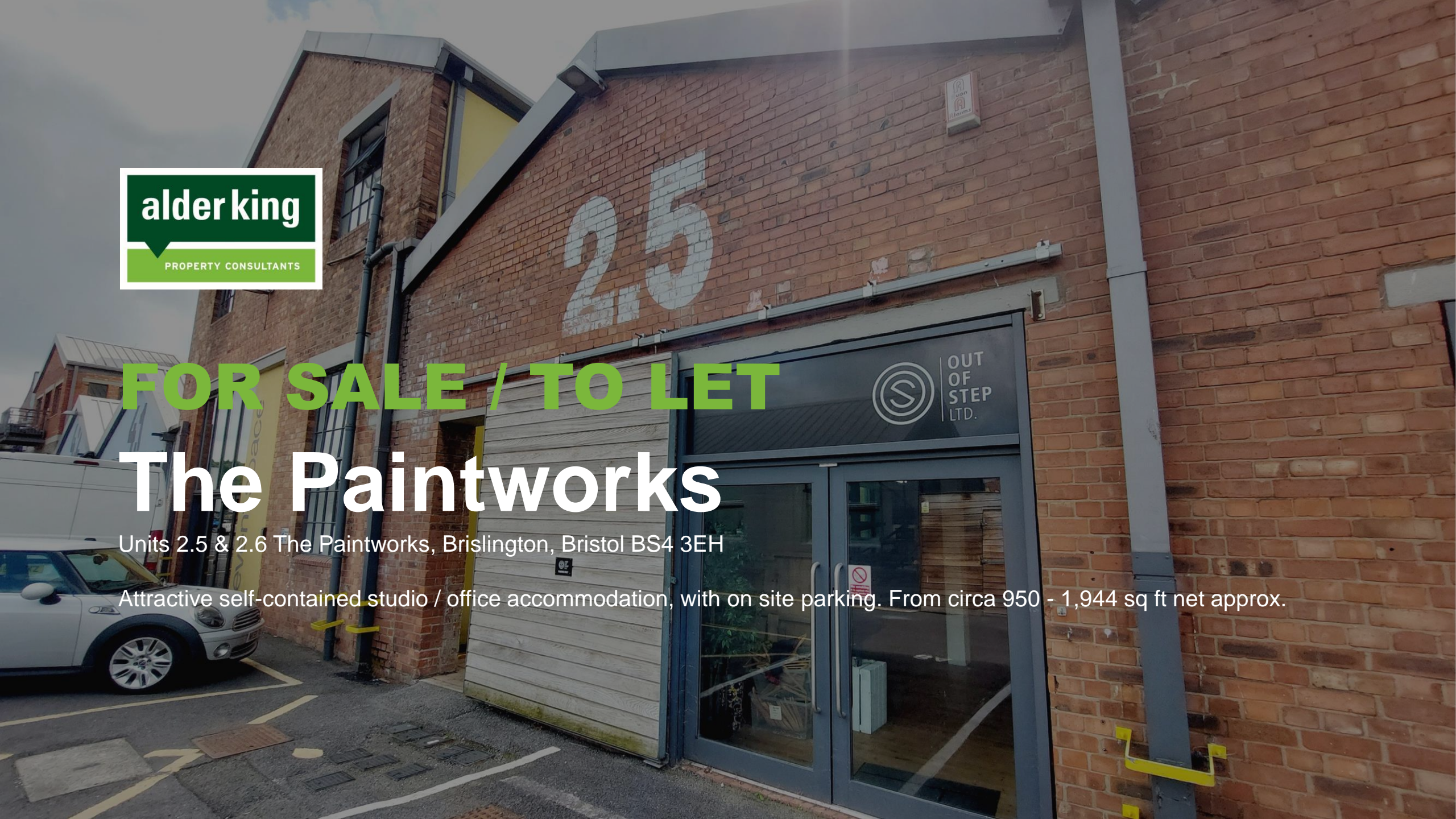


FOR SALE / TO LET

The Paintworks

Units 2.5 & 2.6 The Paintworks, Brislington, Bristol BS4 3EH

Attractive self-contained studio / office accommodation, with on site parking. From circa 950 - 1,944 sq ft net approx.



Location

The Paintworks is an exciting development of a 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 mile away from Temple Meads railway station. The property is also within close proximity to a number of facilities within the city centre and Brislington retail park, both of which are approx. 1 mile away.

The Paintworks development provides a creative environment in which to work, live and play with a range of onsite amenities including the Boca Bar, Hair / Beauty Salons and a Coffee shop/Café.



Temple Meads



1 mile west

Cabot Circus



1.5 miles northwest

Bristol



1 miles

Bath



11 miles

Accommodation

Description

The property comprises a self-contained former workshop building converted into modern studio/office accommodation. The property is arranged over ground and mezzanine levels.

The property benefits from timber flooring, heating/cooling system and lighting. There are WC, shower and kitchen facilities located at ground level.

The property also has the ability to be split to accommdoation requirements from around 1,000 sq ft.

Services

We are advised that 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 their state, condition and suitability.

Parking

The accommodation benefits from three onsite car parking spaces.

Area	Sq ft	Sq m
Ground floor	1,280	118.96
Mezzanine level	664	61.71
TOTAL	1,944	180.67

Mezzanine



Open plan layout



Shower facilities



Onsite parking



Lighting



Kitchenette

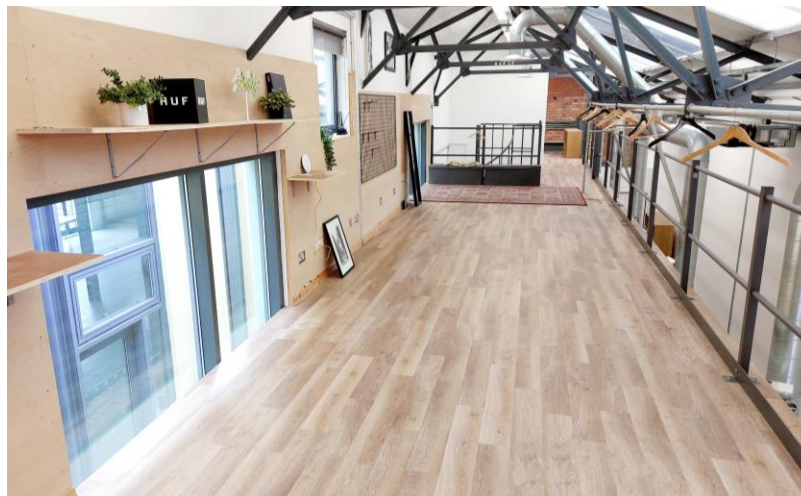
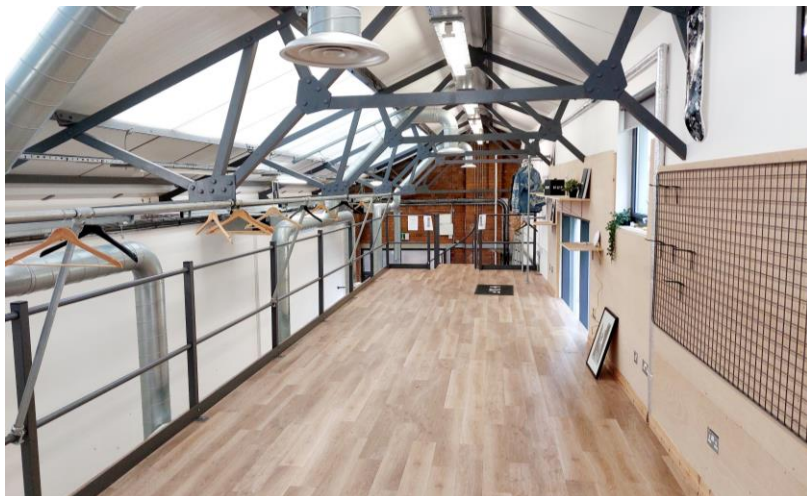
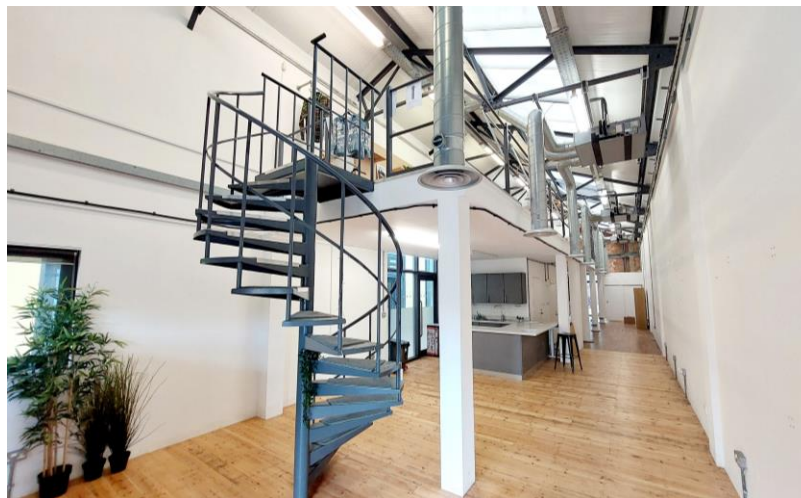


WC facilities



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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. 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

The EPC Rating is D (87) and the full certificate can be provided on request.

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 offered by way of the disposal of the long leasehold interest which was granted in 2006.

Consideration will also be given to leasehold disposals for a term of years to be agreed.

Quoting Price / Rent

Price - £535,000 exclusive of VAT.

Rent - £45,000 per annum 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 rent. 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 the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

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



Alder King Property Consultants

Pembroke House
15 Pembroke Road
Clifton
Bristol
BS8 3BA

www.alderking.com

Tom Dugay

0117 317 1094
07974 186462
tdugay@alderking.com

AK Ref: TWD/0164/100173

Date: March 2025

Subject to Contract

Important Notice

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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.