

TO LET, PHASE 3 PAINTWORKS Bristol

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PROPERTY CONSULTANTS



**ONE OF THE LAST
REMAINING UNIT
WITHIN ESTABLISHED
CREATIVE COMMUNITY**

**Unit 210 Block A
Phase 3 Paintworks
Bath Road
Bristol
BS4 3AQ**

**519 sq ft (48.17 sq m)
net approx**



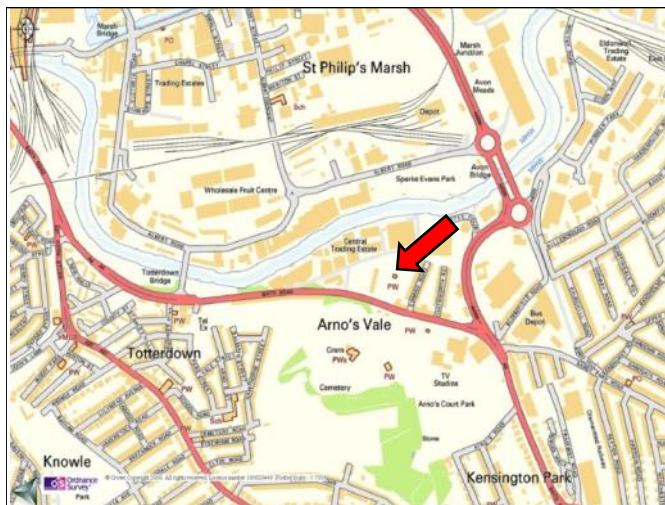
Phase 3 Paintworks, Bath Road, Bristol BS4 3EH

Location

Paintworks is an exciting development of a former Victorian factory complex which is now established as Bristol's creative quarter.

Located on the A4 Bath Road on the South East side of the City Centre and under 1 mile away from Temple Meads Railway Station, this development provides a creative environment in which to work, live and play. It is within a short drive to a number of facilities within the City Centre and to the extensive Brislington retail park, less than 1 mile away.

The Paintworks offers a range of facilities on-site including the Bocca Bar and an American style diner.



Description

This unit is available from the Summer 2018 onwards and will be fitted out to include, heating, lighting and WC facilities. The accommodation will also benefit from one onsite allocated car parking space.

Accommodation

Area	Sq ft	Sq m
Block A	519	48.17

All measurements in the above are net internal areas.

Tenure

The accommodation is offered by way of a new repairing and insuring service charge lease for a term of years to be agreed.

Rent

Available upon application.

Services

We are advised that all main services are connected to the premises and 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. Water and heating is provided by a site wide central heating plant.

Planning

We are advised that all of the units benefit from a B1 (office) consent.

All interested parties should make their own enquiries to the Planning Department of Bristol City Council. Tel: 0117 922 3000 or www.bristol.gov.uk.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Enterprise Zone

The Paintworks is situated inside the Temple Quarter Enterprise Zone, which has particular focus on attracting creative industries and technology. The benefits on offer include business rates relief for occupier, streamlined planning and a commitment to provide superfast broadband.

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.

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VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the Rent.

We recommend that the prospective tenants establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA.

A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.



Viewing Arrangements

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

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