



The final phase at Paintworks, Bristol

A total of approx 2,137sq.m. (23,000sq.ft.) of shop, café and studio/office space in Bristol's creative quarter.

Flexible combination of sizes from 43sq.m. (463sq.ft.)

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PAINTWORK

COLTHURST & HARDING
EAST



Paintworks

THE FINAL INSTALMENT

The final phase at Paintworks, includes approx 93 residential units including social housing, a further 23,000sq.ft. of commercial and public use space, and additional visitor parking. This element completes the regeneration of the site.



EAST



The Colthurst

The Piazza

The Boathouse

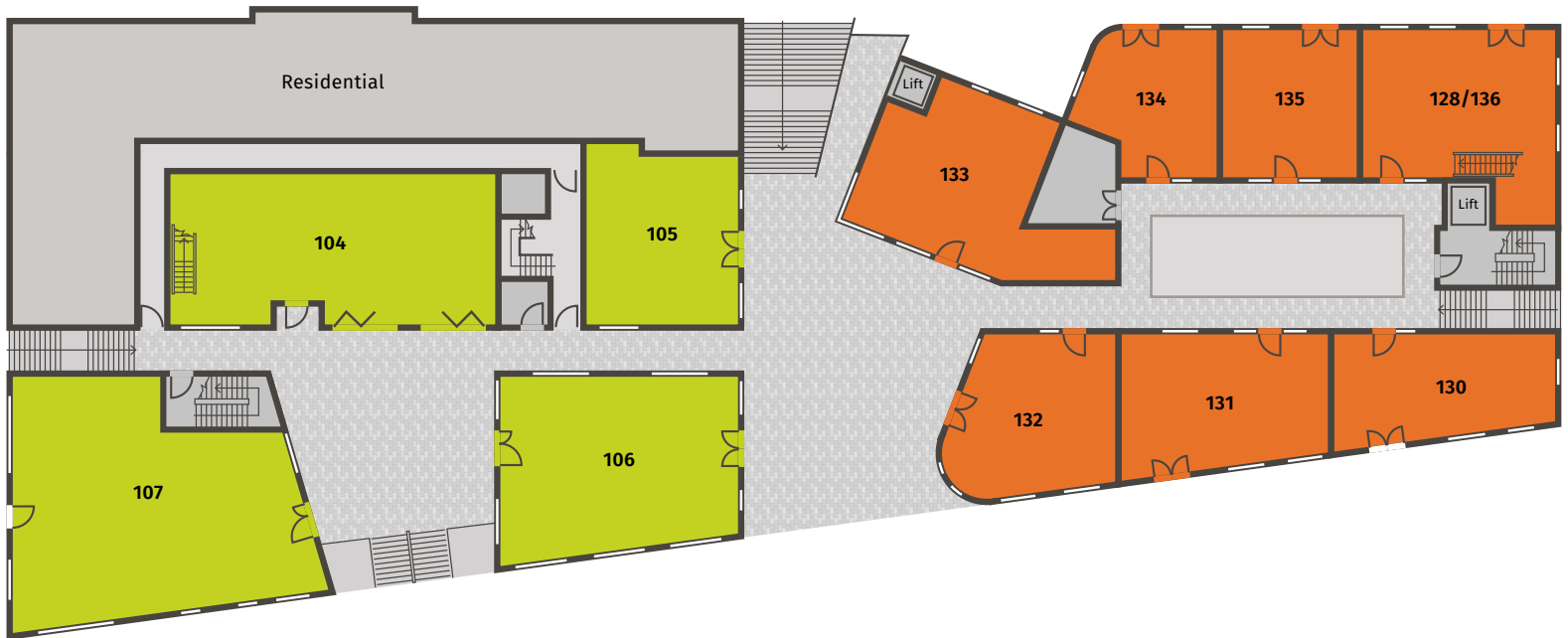
Harding Wharf

Phase 4



The Piazza (West Building)

The Colthurst (East Building)



Upper Ground Floor



Lower Ground Floor





Accommodation

The commercial space is mainly arranged on the ground floor of 2 attractive wharf style buildings immediately facing the main entrance separated by an attractive piazza. The majority available for sale in shell finish.

The West block (The Piazza) itself has a south facing courtyard with most studio offices fronting either or both piazza or courtyard on ground floor. The East block (The Colthurst) has an iconic curved end

facing the piazza, and has a range of studio/offices and shop, arranged round an atrium courtyard with glazed brick frontages.

Additional studio offices , including a retained character building, are on the river frontage where there is also a boat pond and chill-out area.

Whilst there is a range of sizes the units can easily be combined to create larger sizes.

The Piazza (West Building)

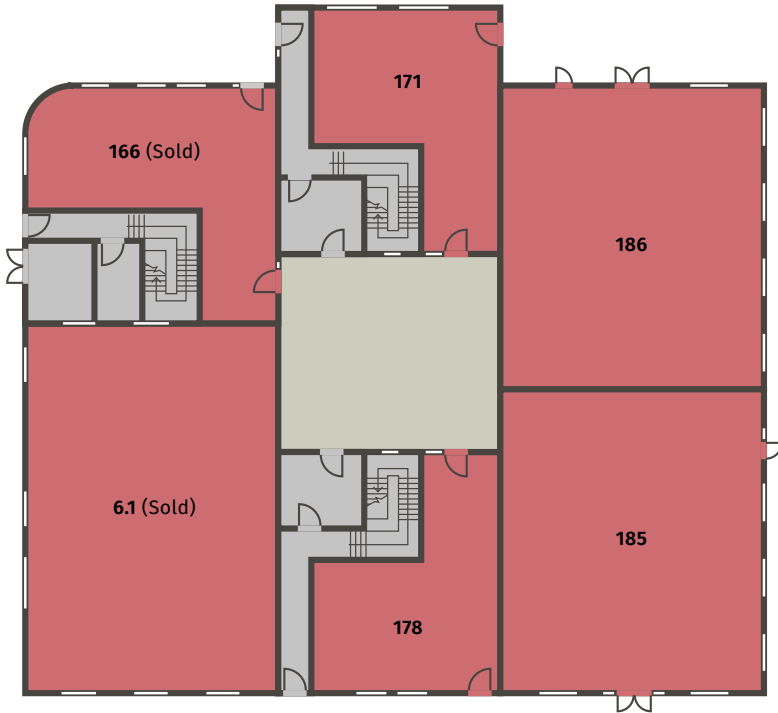
Unit	Level	GIA sq.m.	GIA sq.ft.	Ceiling Height (mm)
101	0	89.0	958	2,890
102/103	0	99.0	1,062	2,890-2,815
104	1	112.0	1,206	2,800
104	2	85.0	915	2,400
104	1&2	197.0	2,121	2,400-2,800
105	1	62.0	667	2,800
106	1	98.0	1,055	2,800
107	1	146.0	1,572	2,800
		888.0	9,556	

The Colthurst (East Building)

Unit	Level	GIA sq.m.	GIA sq.ft.	Ceiling Height (mm)
127	0	64.0	689	2,890
128/136	0	36.0	388	2,440
128/136	1	70.0	753	2,800
128/136	0&1	106.0	1,141	2,440-2,800
130	1	56.0	603	2,800
131	1	68.0	732	2,800
132	1	61.0	657	2,800
133	1	75.0	807	2,800
134	1	43.0	463	2,800
135	1	48.0	517	2,800
		521.0	5,608	

All areas are approximate and subject to measurement upon completion.

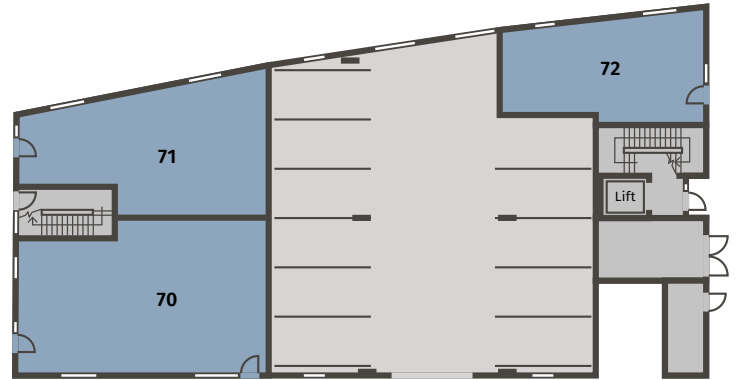




The Boathouse (Building 6)

Unit	Level	GIA sq.m.	GIA sq.ft.	Ceiling Height (mm)
171	0	74	797	2,800
178	0	68	732	2,800

All areas are approximate and subject to measurement upon completion.



Harding Wharf (North Building)

Unit	Level	GIA sq.m.	GIA sq.ft.	Ceiling Height (mm)
70	0	83.5	899	2,725
71	0	63	678	2,725
72	0	46	495	2,725







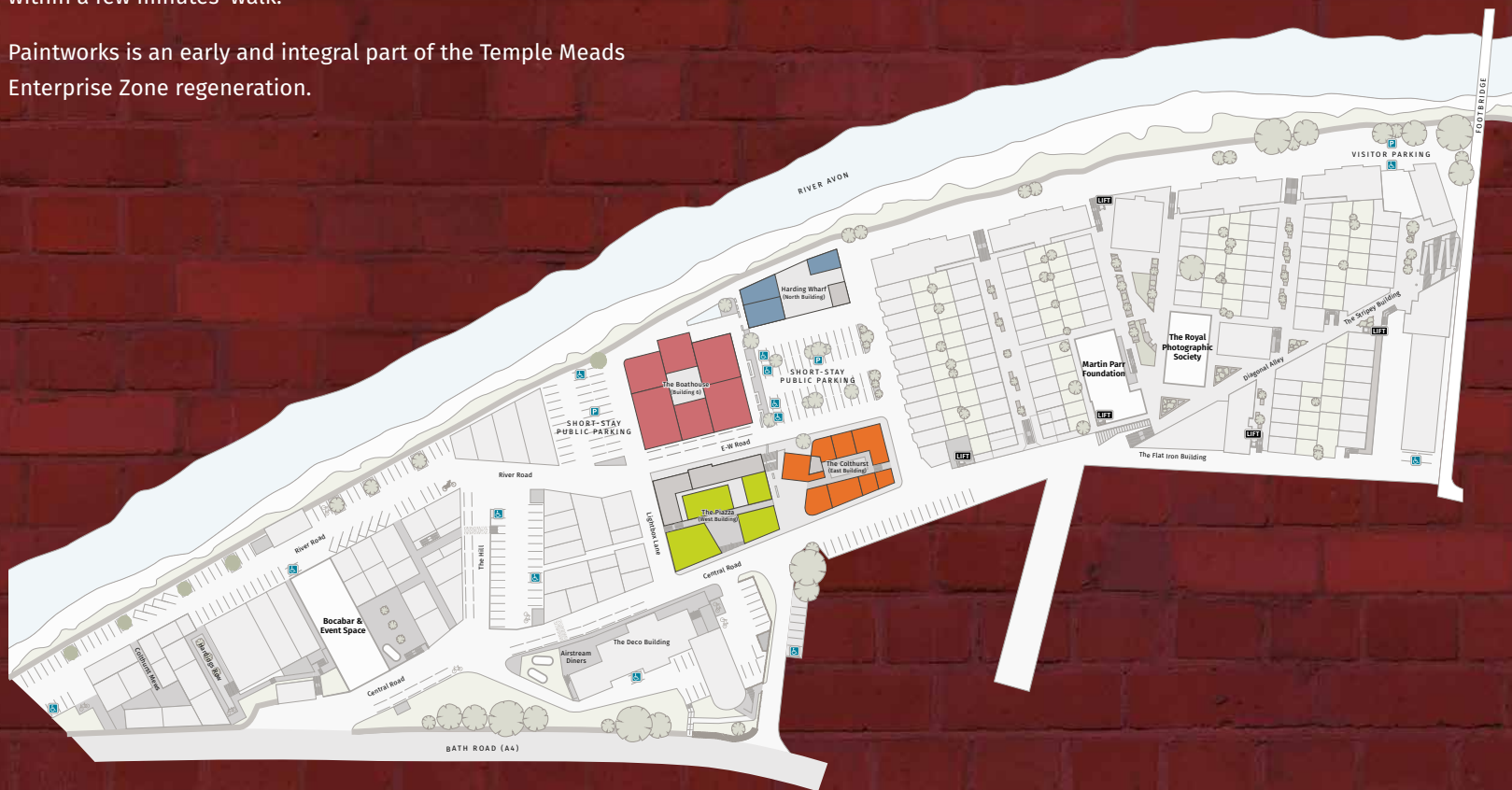


Location

Paintworks is located alongside the River Avon on the A4 (Bath Road) near Totterdown. It is approximately a 12 minute walk from Temple Meads station, and well connected to the city's cycling routes and public transport.

Much of the appeal of Paintworks is the busy nature of the place, with galleries, bar, café, Airstream diners and the event space all within a few minutes' walk.

Paintworks is an early and integral part of the Temple Meads Enterprise Zone regeneration.



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www.verve-properties.co.uk
www.paintworksbristol.co.uk

Important

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

Further Information

For more information about availability of commercial spaces at Paintworks, please contact Tom Dugay.

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