



**FOR SALE (MAY MET)**

# The Paintworks

Unit 4.16, The Paintworks, Bath Road, Bristol, BS4 3EH

Attractive self-contained studio / office comprising 1,148 sq ft (106.64 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 Boca Bar, Hair and Beauty Salons and a Coffee shop / Café.



**Temple Meads**



**1 miles west**

**Cabot Circus**



**1.5 miles northwest**

**Bristol**



**1 mile**

**Bath**



**11 miles**

# Accommodation

## Description

This attractive self-contained property is located at ground floor and mezzanine level and offers plenty of natural light. The accommodation benefits from timber flooring, exposed brickwork, gas fired central heating serving wall mounted radiators. The unit also has a WC and kitchen facilities.

## Parking

We are advised that the accommodation is offered with 3 on site car 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
Ground Floor	896	83.45
Mezzanine	250	23.19
<b>TOTAL</b>	<b>1,148</b>	<b>106.64</b>

All measurements are approx. Net Internal Areas

### Timber Flooring



### Open Plan Layout



### Gas Fired Central Heating



### Onsite Parking



### Recessed Lighting



### Kitchen

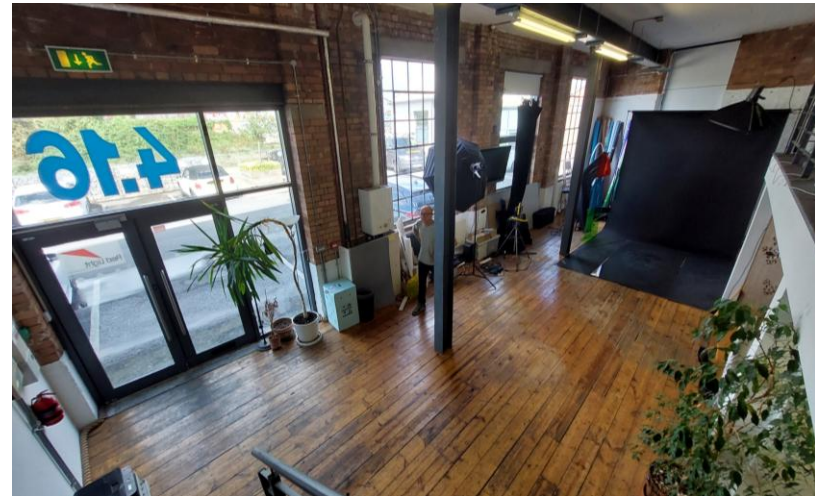
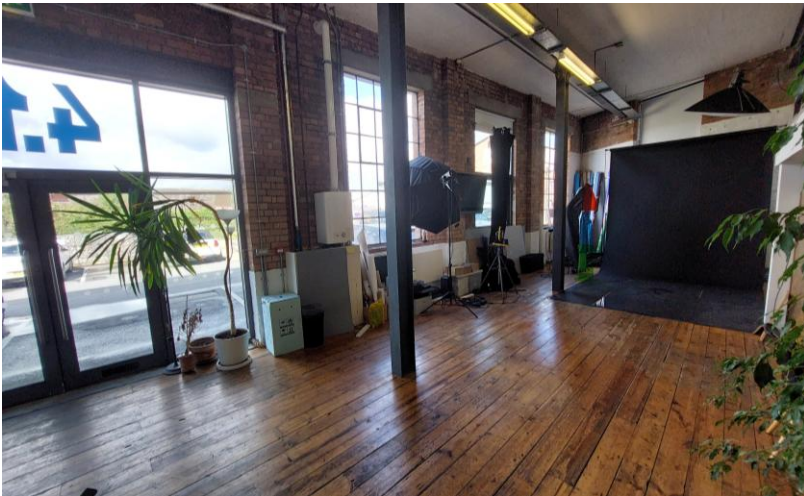
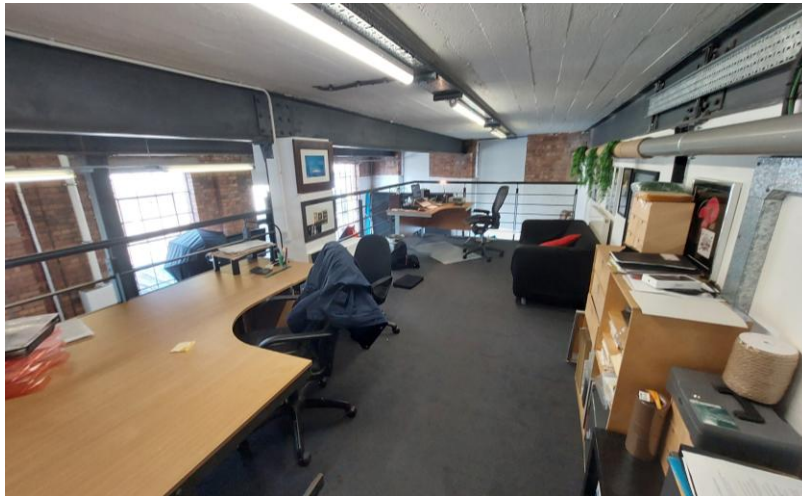


### WC facilities



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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](http://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](http://www.voa.gov.uk).

## Energy Performance Certificate

An energy performance 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](#)

## AML

A prospective tenant/purchaser will be required to provide appropriate AML information once Heads of Terms are agreed.

## Tenure

The accommodation is offered by way of the disposal of the long leasehold interest, a 999-year lease granted in 2024.

Alternatively, consideration may be given to offering the property on a traditional lease for a term of years to be agreed.

## Quoting Terms

Price - £355,000 exclusive.

Rent - £31,500 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 will be levied on the rent/price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

# 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](http://www.alderking.com)

**AK Ref:** TWD/96231

**Date:** Feb 2026

**Subject to Contract**

**Tom Dugay**

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## Important Notice

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### 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.