
alder king
PROPERTY CONSULTANTS
FOR SALE / TO LET
THE PAINTWORKS
Unit 5.18, The Paintworks, Bristol BS4 3EH
Self-contained Studio / Office unit arranged over ground and mezzanine levels comprising 460 sq ft (42.8 sq m) net approx.

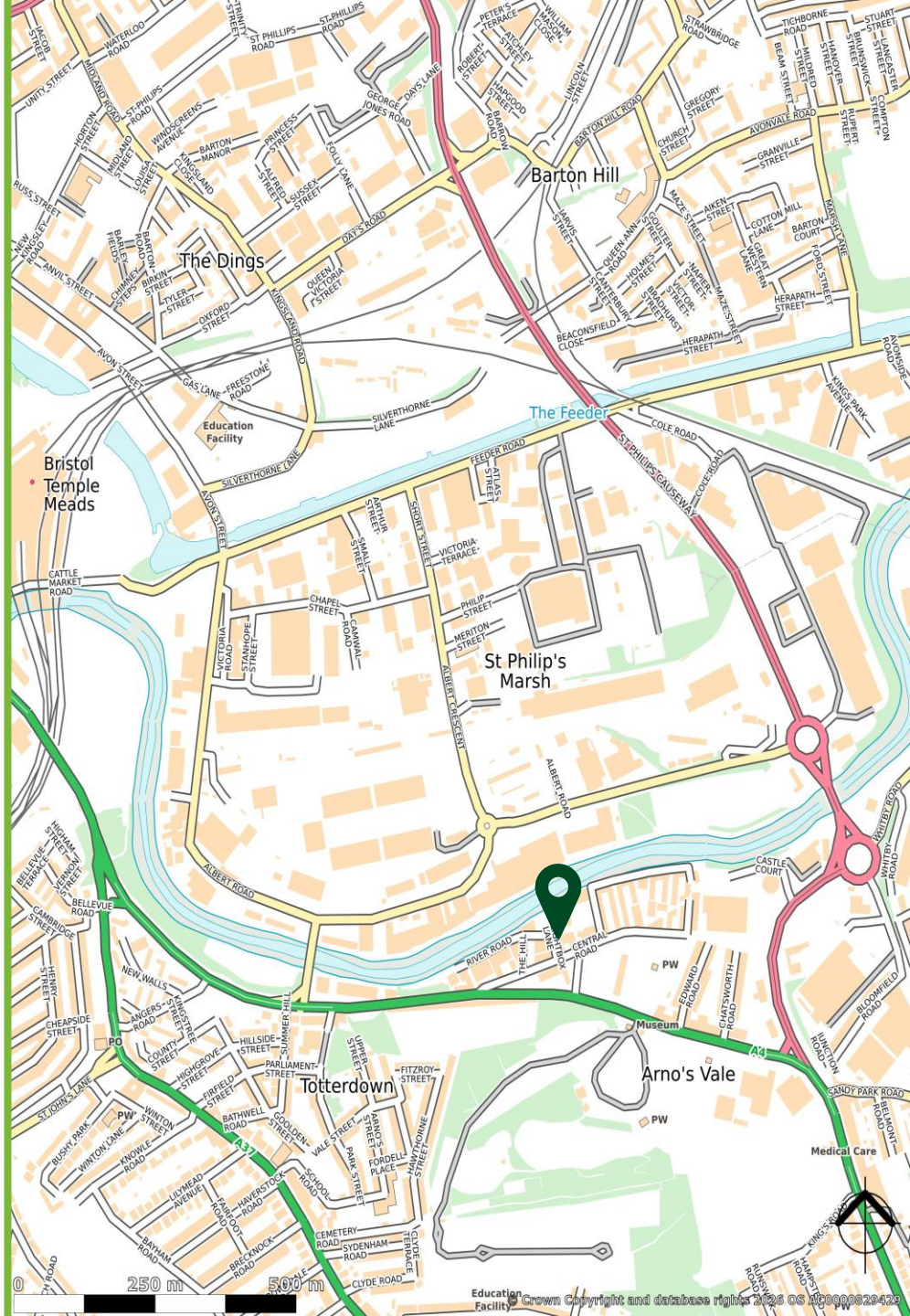
Location

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	Cabot Circus	Bristol	Bath
1 mile west	1.5 miles northwest	1 miles	11 miles



Accommodation

Description
This attractive self-contained studio/ office unit is arranged over ground floor and mezzanine levels. The accommodation has been refurbished and offers flexible open plan space.

Parking
The accommodation has on allocated on site parking space.

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
TOTAL	**460**	**42.8**

EPC Rating -



Open plan layout



Mezzanine



Onsite parking



Recessed lighting



Kitchenette



WC facilities



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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 / www.bristol.gov.uk

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

AML
A successful purchaser / tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Tenure
The property is available to purchase by way of the disposal of the long leasehold interest. This is the remainder of a 999 year lease.

Alternatively, consideration could be given to offering a new internal repairing and insuring, service charge lease for a term of years to be agreed.

Price
A quoting price of £162,500 per annum exclusive.

Rent
A quoting rent of £13,500 per annum exclusive.

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

References/Rental Deposits
Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

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

Viewing Arrangements

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

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AK Ref: TWD/102368 **Date:** August 2026 **Subject to Contract**

COMMERCIAL AGENCY | INVESTMENT | BUILDING SERVICES | PLANNING | RESIDENTIAL DEVELOPMENT | PROFESSIONAL SERVICES | MANAGEMENT SERVICES | ASSET RECOVERY

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 adv ce from a specialist source.