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PROPERTY CONSULTANTS

# TO LET (MAY SALE)

# 427 & 428 The Paintworks

Block N, Paintworks, Bristol, BS4 3AW

Attractive self-contained office building arranged over ground and first floor levels – 1,010 sq ft net approx

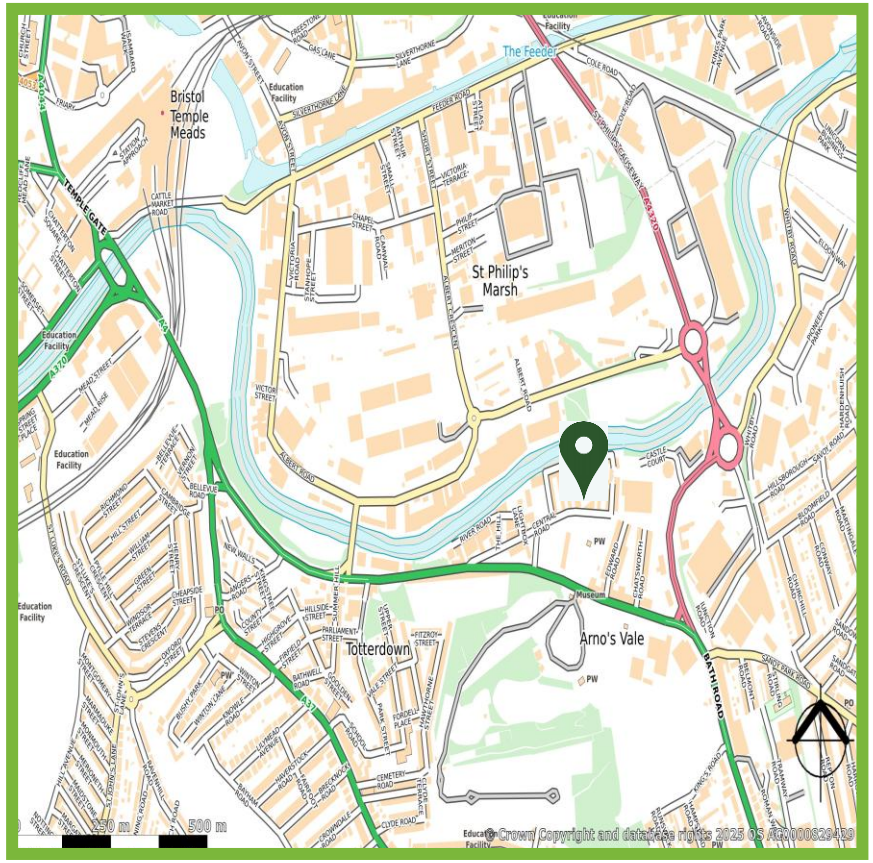
# Location

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 Loungers Bar, Hair and Beauty Salons and a Coffee shop / Café.

| Temple Meads | Cabot Circus | Bristol | Bath |
|---|---|---|---|
| 1 mile northwest | 1.5 miles northwest | 1 mile | 11 mile |



# Accommodation

**Description**
This striking self-contained office is located with the third phase of the Paintworks developments. Arranged over ground and first floor levels the property enjoys plenty of natural light. The accommodation has been fitted out to a high standard and benefits from timber flooring, full height glazing and LED lighting. The unit also has its own WC and kitchen facilities.

**Parking**
The accommodation has a total of 1 available 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 |
|---|---|---|
| 427 & 428 | 1,010 | 93.82 |
| **TOTAL** | **1,010** | **93.82** |

**EPC - A**

**Timber flooring**

**Heating system**

**On-site parking**

**LED 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.
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.

**Energy Performance Certificate**
An EPC – A, 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.

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

**Terms**
The property is available by way of a new internal repairing and insurance service charge lease for a term of years to be negotiated.

Consideration may also be given to the disposal of the long leasehold interest.

**Rent**
The property is offered to let for £22,500 per annum exclusive of VAT.

**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.

**AML**
A successful tenant will be required to provide relevant information to satisfy 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
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www.alderking.com

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07974 186462
tdugay@alderking.com

**AK Ref: TWD/101643** **Date: July 2025** **Subject to Contract**

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

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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 adv ce from a specialist source.

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