Hootons.

Unit 4.6 Paintworks, Bath Road, Bristol

OFFICE FOR SALE/TO LET

£275,000/£20,000 pax

1,163 sq ft (108.08 sqm)

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Location

Located adjacent to the A4 Bath Road on the South East side of Bristol City Centre and approximately 1.4 miles from Temple Meads Train Station. The paintworks development provides a variety of studio/offices, live/work and residential spaces centred around cobbled streets, courtyards & café bar and event/exhibition venues.

Description

With greater focus on wellbeing in the workplace, this bright and open space provides a modern self-contained office with separate meeting room, open-plan kitchen and further office space on the mezzanine area.

The property also benefits from air conditioning, wooden flooring throughout and 2 car parking spaces.

Unit 4.6 Paintworks

Bath Road, Bristol. BS4 3EH

0117 933 9915

www.hootons.co.uk

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Size & Floors

	Sq ft	Sq m
Unit 4.6	1,163	108.08

Use

Class E – Suitable for offices, financial and professional services, clinics and health centres.

Terms

The property is held on a long-lease of 999 years from 25th March 2005.

Price/Rent

Seeking offers in excess of **£275,000**. Alternatively the unit is available to let on a new lease at an initial rent of **£20,000 pax.**

Service Charge

Variable service charge currently £2,826 pa.

VAT

Value Added Tax is chargeable on this property.

Business Rates

Rateable Value: £27,000 from 1st April 2023

Rates Payable (2023/24) 49.9p in the £

Interested parties should make their own enquiries to the Local Billing Authority.

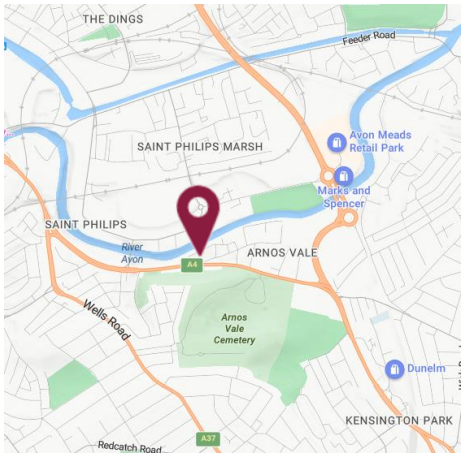
Legal Costs

Each party will be responsible for their own legal costs in connection with this transaction.

Anti-Money Laundering

Once Heads of Terms are agreed successful applicants will be required to provide relevant information to satisfy the AML requirements.

Map



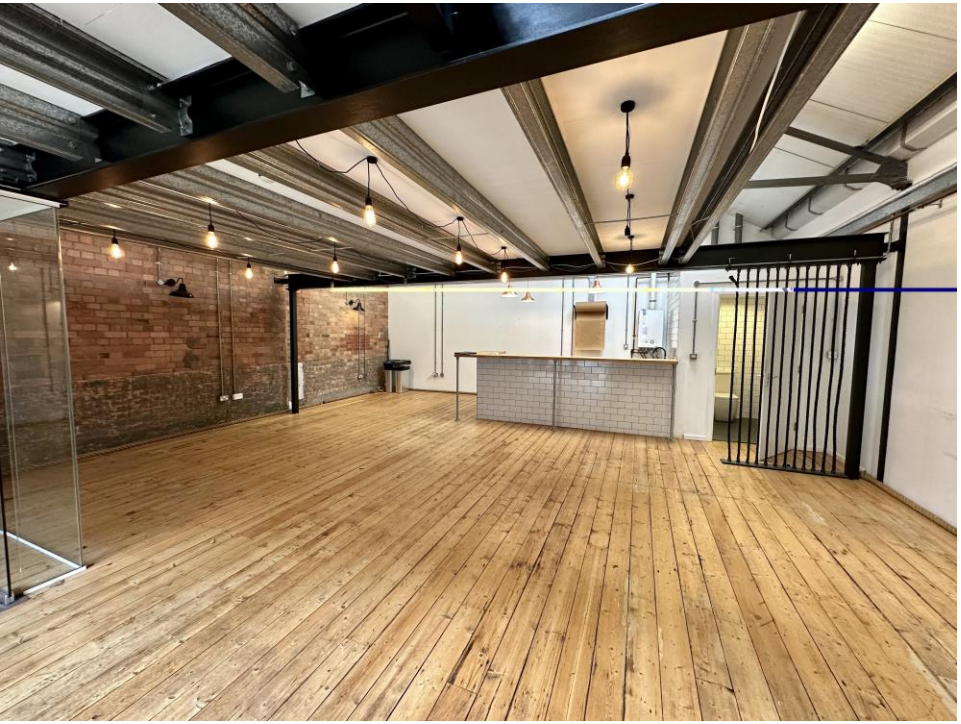
Energy Performance

Unit 4.6
Paintworks
Arnos Vale
BRISTOL
BS4 3EH

Energy rating
C

Valid until	Certificate number
8 May 2033	4976-5169-3852-2228-7611

Hootons.



Viewings & Further Information

Viewings strictly by prior appointment

Steve Cullis
0117 933 9914
george@hootons.co.uk

Ben Newton
0117 933 9915
ben@hootons.co.uk

naea | propertymark
COMMERCIAL

Scan QR code to watch the Virtual Tour

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The Property Ombudsman