

OFFICES TO LET - FLEXIBLE LEASE TERMS

Streamline, Paintworks, Bath Road, Bristol BS4 3EH

800 - 3,000 ft² (76 - 283 m²) - Various suites available + parking



Location - BS4 3EH

Streamline is located on the prominent Paintworks site on Bath Road, less than 1.4 miles from Bristol Temple Meads railway station. Regular bus services are also available from the Arnos Vale bus stop, a 2 minute walk from Streamline.

Paintworks itself benefits from onsite amenities, including Bocabar and an American style diner, with further amenities available within a short walking distance via Bath Road.

Description

Streamline was built in 2018 across ground and 3 upper floors providing modern office accommodation with excellent natural lighting. The offices benefit from the following:

- Open plan offices with LED lighting.
- Communal kitchen facilities for all occupiers.
- 2 x free bookable meeting rooms.
- Secure bike parking & shower provisions.
- DDA compliant access.
- Landlord Fibre and IT provision.

Business Rates

We recommend all interested parties contact the local authority to confirm the exact rating liability on the office suites.

ESG Credentials - EPC A & BREEAM rating of 'Excellent'

Viewing & Further Information

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Available Space

Floor	Area (ft ²)	Area (m ²)
3rd Floor	1,667	155
2nd Floor	813	76
1st Floor	909	84
Ground Floor	3,040	283
Total	6,429 ft²	598 m²

Quoting Rent & Service Charge

Available upon application.

Tenure

The offices are available new lease directly from the landlord for a term of years to be agreed, contracted outside the Landlord & Tenant Act 1954.

Flexible lease terms are available.

Use

Use Class E (previously known as B1 Offices).

VAT

The building is elected for VAT and therefore VAT will be chargeable on the rent or service charge.

Legal Costs - Each party is responsible for their own costs.





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