REDUCED RENT & FLEXIBLE LEASE TERMS

Hootons.



Unit 4.6 Paintworks, Bath Road, Bristol OFFICE TO LET (MAY SELL) £20,000 pa 1,163 sq ft (108.08 sqm)

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Unit 4.6 Paintworks

Bath Road, Bristol. BS4 3EH

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 selfcontained office with separate meeting room, openplan kitchen and further office space on the mezzanine area.

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

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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 available by way of a new full repairing and insuring lease for a term of years to be agreed. **Consideration may be given to selling the long-leasehold interest.**

Rent

Initial starting rent of £20,000 pax.

Service Charge

Variable service charge currently £2,826 pa.

VAT

Value Added Tax is chargeable on this property.

Rental Deposits

Depending on the financial standing of a prospective tenant a rental deposit of 3-6 months may be required.

Business Rates

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

Rates Payable (2023/24) 49.9p in the \pounds

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.

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Energy Performance

Available on request.

Anti-Money Laundering

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

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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 Scan QR code to watch the Virtual Tour



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