

**\*\*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)



## Location

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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

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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](http://www.hootons.co.uk)

## 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 1<sup>st</sup> April 2023

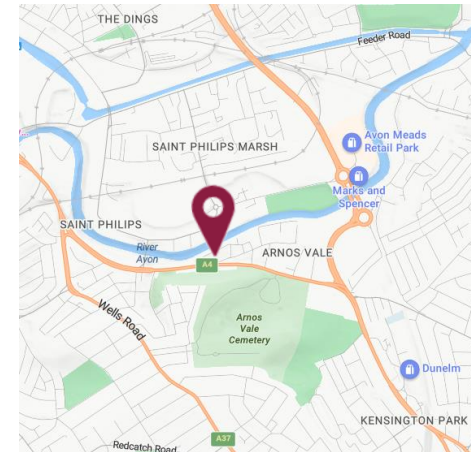
Rates Payable (2023/24) 49.9p in the £

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.

## Map



## 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.



## Viewings & Further Information

Viewings strictly by prior appointment

**Steve Cullis**

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**Ben Newton**

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Scan QR code to  
watch the Virtual  
Tour

