

**FOR SALE**

# Streamline

436-441, The Paintworks, Bristol, BS4 3AS

Attractive Art Deco inspired building, fitted out to a high standard and offering 14,770 sq ft (1,372.2 sq m) of modern office accommodation.



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



**Temple Meads**



**1 mile west**

**Cabot Circus**



**1.5 miles northwest**

**Bristol**



**1 mile**

**Bath**



**11 miles**

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# Accommodation

## Description

The accommodation is a been self-contained office arranged at ground, first, second and third floors. The property has been fitted out to a high standard and on each floor the property offers shared kitchens and WC facilities with showers located on the ground and first floor.

The accommodation is currently operating as a serviced office centre.

## Services

We are advised that 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 their state, condition and suitability.

## Parking

The property benefits from 12 on site car parking spaces.

Area	Sq ft	Sq m
Ground Floor	3,873	359.84
First Floor	4,671	433.99
Second Floor	3,038	282.17
Third Floor	3,188	296.2
<b>TOTAL</b>	<b>14,770</b>	<b>1,372.2</b>

**Fully accessible raised floors**



**Open Plan Layout**



**Heating via district heat network**



**Onsite 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](http://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](http://www.voa.gov.uk).

## Energy Performance Certificate

An EPC has been commissioned with an 'A' rating. The certificate can be available for inspection.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## Legal Costs

Each party is to be responsible for their own legal costs.

## Terms

The property is offered by way of the disposal of the long leasehold interest. A 250-year lease granted in 2016

## Price

A quoting price of £3,550,000 exclusive.

## VAT

Under the Finance Acts 1989 and 1997, VAT is levied on the price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

## AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the 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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BS8 3BA

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**AK Ref:** TWD / 101041  
**Date:** February 2025  
**Subject to Contract**

**Tom Dugay**

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## Important Notice

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### 2. Misrepresentation Act 1967

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### 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 advice from a specialist source.