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22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

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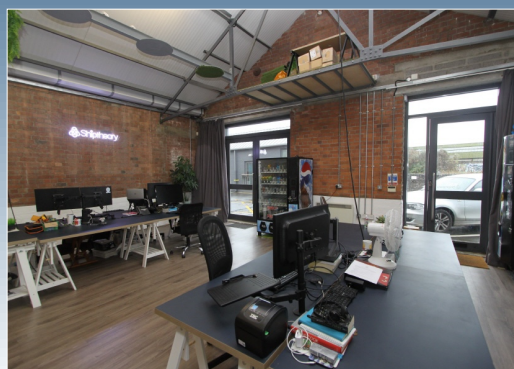
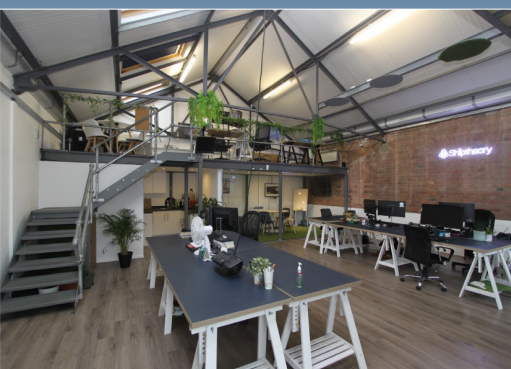
commercial



Unit 4.1 Paintworks, Bath Road, Bristol, BS4 3EH

£24,000 Per Annum

A modern unit of approximately 1,029 sq ft arranged over ground floor and mezzanine. The unit has been upgraded to include electric opening velux style windows, modern kitchen and shower room. The unit benefits from parking to the front and is situated in the renowned Paintworks Development within Bristol's Creative Quarter, providing easy access to Bristol Templemeads. Offered To Let on a new Full Repairing and Insuring basis.



Unit 4.1 Paintworks, Bath Road, Bristol, BS4 3EH

DESCRIPTION

Well presented workshop/creative space of providing approximately 793sqft of ground floor accommodation with an additional mezzanine level of 215sqft. The unit benefits from toilet and shower facilities, kitchen facilities, store and allocated parking for two vehicles.

LOCATION

The property is situated within Paintworks, a contemporary development of a former Victorian factory converted to creative spaces and live/work units. The property is situated just off the A4 (Bath Road), Arnos Vale within close proximity to Bristol City Centre. Nearby occupiers include the popular 'Boca Bar' and an American style diner.

FLOOR AREA (Measured in accordance with IPMS3/NIA)

Ground Floor - Approx. 745 SQFT / 69.2 SQ M

Mezzanine - Approx. 215 SQFT / 20 SQ M

(IPMS2/GIA - Approx, 1,029 SQ FT / 95.6 SQ M)

LEASE INFORMATION

Available to let on the basis of a new Full Repairing and Insuring Lease, subject to estate service charge, with terms to be negotiated. Each party to incur their own legal costs.

BUSINESS RATES

The rateable value with effect from April 2017 is £16,000.

TENANT APPLICATION FEE

The ingoing tenant will be charged an application fee of £250 plus VAT (£300 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

FLOOR PLAN

The floor plan is provided for indicative purposes only and is not to be relied upon.

Please note, these are library photos due to be updated in due course.

EPC

Rating - E (September 2011).

VIEWINGS

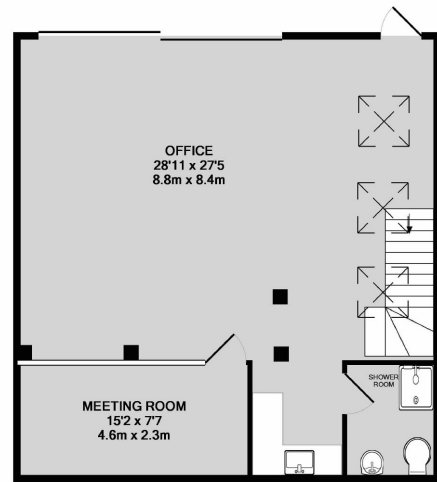
Strictly by Appointment with Maggs and Allen

VAT

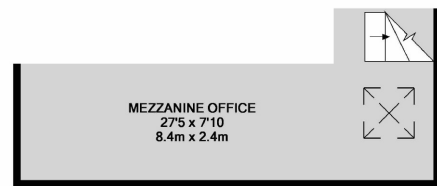
All figures quoted are exclusive of VAT unless otherwise stated.

CONTROL OF ASBESTOS

As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.



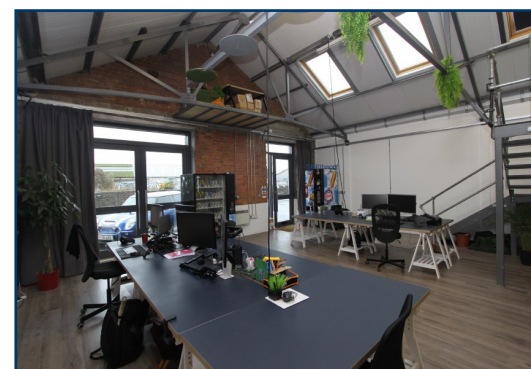
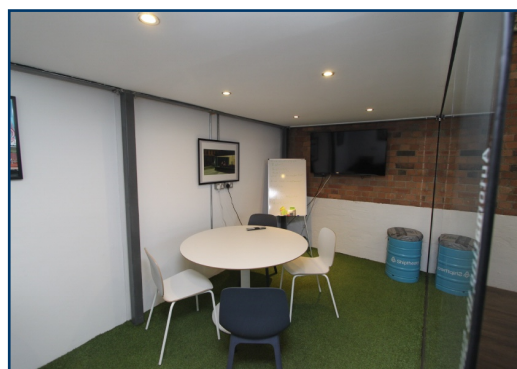
GROUND FLOOR
APPROX. FLOOR
AREA 790 SQ.FT.
(73.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 239 SQ.FT.
(22.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1029 SQ.FT. (95.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.