

CONTEMPORARY NEW BUILD OFFICE—TO LET

Unit 102/103, Paintworks, Phase IV, Bath Road, Bristol, BS4 3DL



- Approximate NIA of 1,044 sq ft (97.01 Sq M)
- Recently refurbished to a very high standard
- Open plan office with fitted kitchen, LED lighting and WC's
- 2 car parking spaces
- Never been occupied before!
- Suitable for a wide range of different uses



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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COOK**
0117 934 9977

LOCATION

The property is located in the Paintworks development which is now widely acknowledged as one of Bristol's most successful and vibrant mixed used neighbourhoods. The unit is situated in the final phase of the development, which when completed will provide a total of 92 apartments and around 19,000 sq ft of commercial space with a shop, restaurant and café.

Located on the A4 Bath Road, on the south east side of Bristol city centre, the scheme is located approximately 0.9 miles from temple Meads Railway Station and is a short drive to the city centre.

DESCRIPTION

The unit is located at ground floor level and offers plenty of natural light with large floor to ceiling height windows. The property has recently been refurbishment to a very high standard to provide the following specification:-

- Smooth concrete soffit ceiling
- Exposed brick feature walls
- Suspended LED Lighting
- Floor boxes
- Brand new M&E System
- WC's
- Openable windows
- Contemporary kitchen with hot water tap

ACCOMMODATION

The property has an approximate NIA floor area of 1,044 Sq Ft (97.01 Sq M).

CAR PARKING

Two demised car parking spaces, together with cycle storage will be available.

TENURE

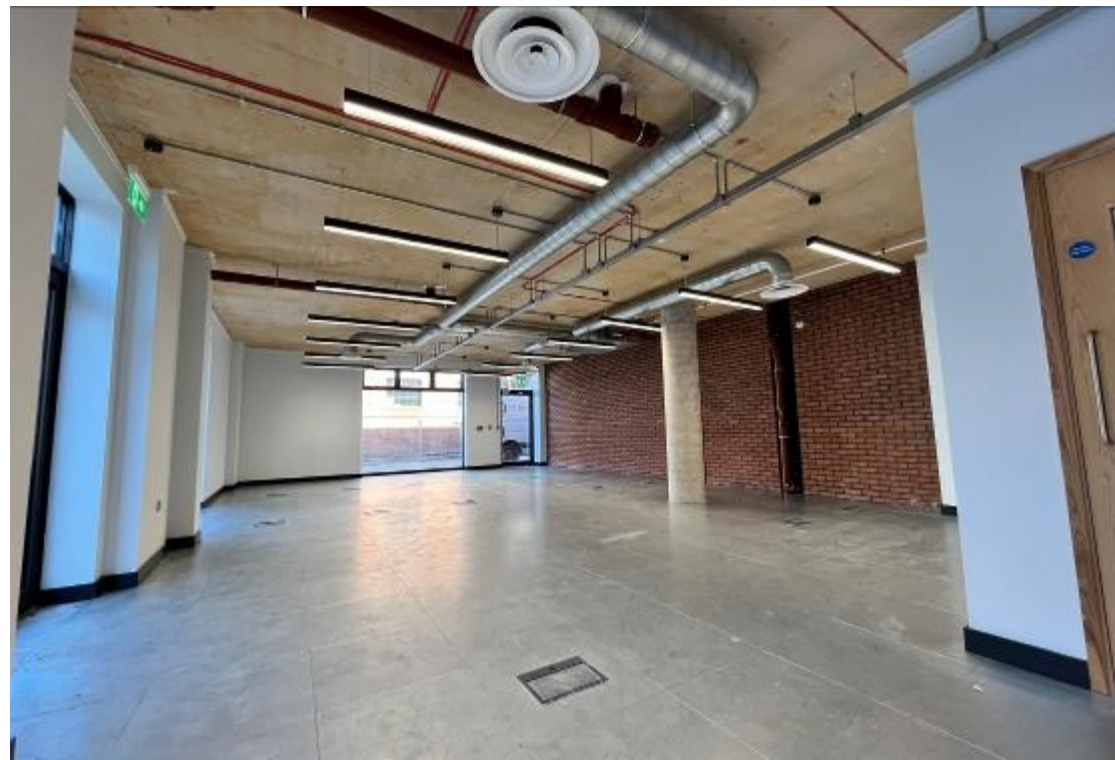
The property is available to rent by way of a new effectively full repairing and insuring lease, for a term of years to be agreed. A small service charge is also payable.

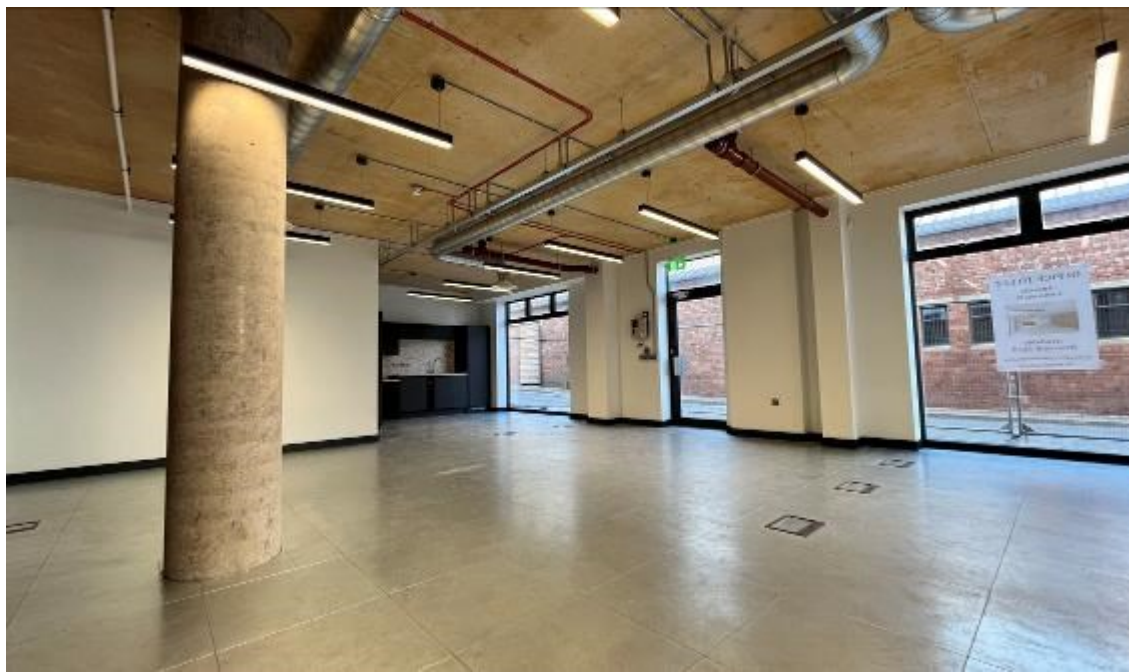
RENT

On application.

PLANNING

The current use for the unit is as Office Use.





BUSINESS RATES

As the property is newly constructed these will need to be reassessed.

EPC

Rating B.

VAT

The property is elected for VAT and therefore VAT is payable on all prices.

LEGAL COSTS

Each party is to be responsible for their legal fees incurred in this transaction.

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Finola Ingham MRICS / Vicki Grimshaw Bsc (Hons)

Tel: 0117 934 9977

Email: finola@burstoncook.co.uk / vicki@burstoncook.co.uk

SUBJECT TO CONTRACT

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

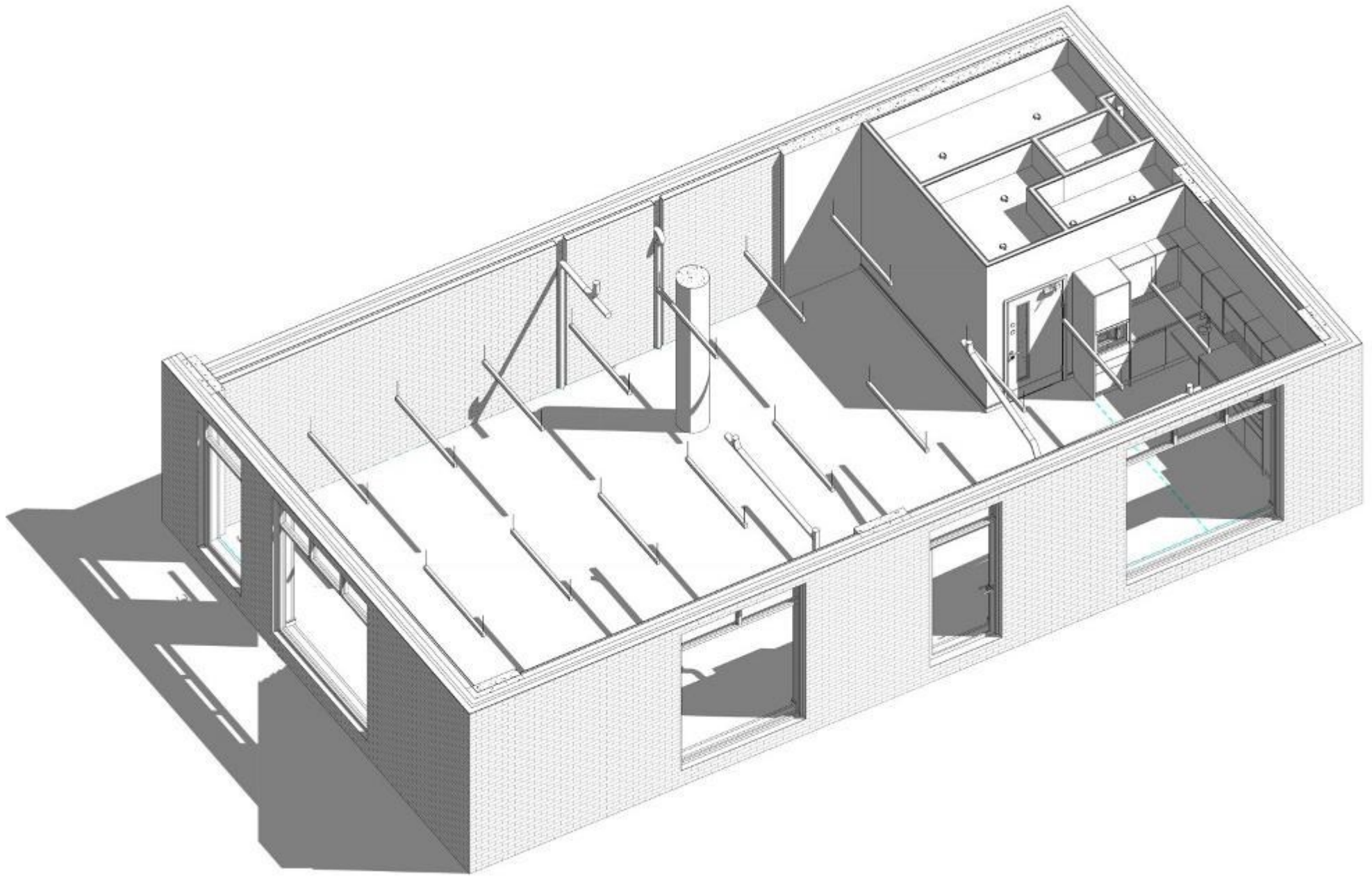
Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

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Indicative 3D Plan
