

STUDIO OFFICE—FOR SALE / TO LET

Unit 1.8, The Paintworks, Bath Road, Bristol, BS4 3EH



- Self-contained, open plan office accessed via an attractive courtyard
- Approximately 917 sq ft (85.17 sq m)
- 1 car parking space
- Fitted kitchenette and WC
- Finishes include timber flooring and exposed brick walls.
- To Let / For Sale



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 widely acknowledged as one of Bristol's most successful and vibrant mixed use neighbourhoods. Located on the A4 Bath Road on the south east side of the city centre. The scheme is located approximately 0.9 miles from Temple Meads railway station and is a short drive to the city centre and extensive retail park facilities which are located less than 1 mile away.

DESCRIPTION

The unit is located on the ground floor and benefits from a dual aspect. The property has feature exposed brick and stone work, an attractive timber flooring together with a fitted kitchenette and WC.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 917 sq ft (85.17 sq m).

CAR PARKING

One demised car parking space.

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.

Alternatively the long 999 year lease is available to purchase.

RENT/PRICE

£25.00 per sq ft.

£250,000 to purchase the long lease.

PLANNING

The property benefits from the new E Class and is therefore suitable for a wide variety of occupiers to include office, medical and leisure.

BUSINESS RATES

In accordance with the Valuation Office Agency website (www.voa.gov.uk) the property has the following designation:

Rateable value:	£18,250
Rates payable (2023/2024):	£9,106.75

EPC

The property has an Energy Performance Rating of C (54).

VAT

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



LEGAL FEES

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the joint agents:

Burston Cook

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SUBJECT TO CONTRACT

June 2023

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.

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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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