

STAND OUT IN STYLE—AN ICONIC COMMERCIAL BUILDING FOR SALE

RPS House, 337 Paintworks, Arnos Vale, Bristol, BS4 3AR



- Approximate NIA of 7,929 sq ft (736.6 sq m)—over ground and three upper floors
- Currently fitted out to an exceptionally high standard
- Roof terrace, passenger lift, purpose built auditorium and high quality M&E system
- 8 car parking spaces
- A rare opportunity to purchase a unique landmark building within a 12 minute drive to Bristol Temple Meads railway station



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**
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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.

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 property has been fitted out to a high standard suited to the existing occupier's use, but could readily be configured and taken back to an open plan layout. At present the property is arranged as follows:-

Ground Floor: Reception / retail area with coffee shop and large auditorium with capacity for 100 people, tiered seating and acoustic walls.

First Floor: Currently arranged as exhibition space, but could be converted back to open plan offices.

Second Floor: Currently arranged as large partitioned meeting rooms with kitchenette and large outdoor terrace.

Third Floor: Currently offering open plan office accommodation.

All floors are accessible via a 9 person passenger lift with WC and shower facilities in the building.

The core areas such as toilets and corridors are heated by radiators connected to an HIU, which also provides heating the 1st floor air handling unit heating coil. Other areas are heated and cooled via Mitsubishi VRF Heat recovery air conditioning systems. Internal units are mixture of high level ducted units with exposed ductwork and grilles within the reception and office areas; wall mounted type within store rooms and chassis type under the Auditorium connected to floor mounted grilles. External plant units are located on the 2nd floor roof area, with additional acoustic kits due to the adjacent residential area.

The 1st Floor Exhibition Space is heated and cooled via the low pressure hot water coil served by the HIU and cooling by a 4-stage DX cooling coil served by 4no. Mitsubishi split condensing units located on the roof. The Exhibition Space is also serviced with an Evaporative Humidifier to ensure specific levels of humidity are maintained.



HISTORY OF THE PAINTWORKS

Located on the site of A Victorian paint factory, Paintworks is a vibrant and hugely successful mixed use development.

In Phases 1 and 2, 140,000 square feet of the existing buildings were repurposed to create a mix of studios, offices, live/work spaces, and residential areas, all centered around cobbled streets, courtyards, a café bar, and an event/exhibition venue. Phase 3, primarily focused on residential and live/work units, was developed by Crest Nicholson. Verve contributed an additional 45,000 square feet of office space, ranging from small units to prominent larger buildings. As part of this phase, The Ethical Property Company established a centre for sustainable business at Paintworks. The final phase, in partnership with Rengen, includes approximately 92 residential units and an additional 20,000 square feet (1,860 square meters) of commercial and public-use space, along with extra visitor parking. This phase will complete the site's regeneration.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (Sixth Edition), the property has the following approximate net internal floor areas:-

Ground Floor:	2,729 sq ft	(253.57 sq m)
First Floor:	2,516 sq ft	(233.82 sq m)
Second Floor:	1,313 sq ft	(122.02 sq m)
Third Floor:	1,369 sq ft	(127.21 sq m)
Total:	7,929 sq ft	(736.64 sq m)

CAR PARKING

The property has 8 allocated car parking spaces.

TENURE

The long leasehold is available to purchase. This is for a term of 250 years (less 3 days) from the 20th April 2018. The permitted use is within class A1, A2, A3, A4, A5, B1 or D of the Town and Country Planning Use Classes Order—this is now Use Class E, however, the permitted use excludes A5. A ground rent is payable of £1,500 plus VAT per annum, and this is reviewed every 25 years linked to RPI. There is also an estates charge payable.

PRICE

Upon application.

BUSINESS RATES

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

Rateable Value:	£156,000
Rates Payable (2024 / 2025):	£79,872





EPC

An EPC is available upon request.

VAT

We have been advised that the building is elected for VAT and therefore VAT will be payable on all prices.

LEGAL FEES

Each party is to be responsible for their own 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 FRICS

Tel: 0117 934 9977

Email: finola@burstoncook.co.uk

SUBJECT TO CONTRACT

September 2024

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (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.

Disclaimer: Burston Cook, for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only for guidance purposes and do not constitute the whole or any part of an offer or contract; (ii) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details contained herein are believed to be correct however they must not be relied upon as statements of fact or representations and any prospective tenant or purchaser must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty whatever in relation to the property.

