

CONTEMPORARY NEW BUILD OFFICE TO LET/FOR SALE

Unit 6.1.1, Paintworks, Building 6 , Bath Road, Bristol, BS4 3EH



- Ground floor office unit with and approximate GIA of 962 sq ft (89.33 sq m)
- Currently under construction and will be provided in shell specification
- Open plan office
- Quoting price only £200,000

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 on the Paintworks development which is now widely acknowledge as one of Bristol's most successful and vibrant mixed use neighbourhoods. The unit is located in the final phase of the development at ground floor level and has views out over the river.

Located on the A4 Bath Road on the south east side of Bristol city centre, the scheme is located approximately 1.4 miles form 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 and views out over the river.

The property is currently under construction and will be provided in shell specification, ready for fit out.

ACCOMMODATION

The property has an approximate gross internal floor area of 962 sq ft.

TENURE

The property is available to buy on a long leasehold basis or is available to let by way of a new effectively full repairing and insuring lease , for a term of years to be agreed.

The quoting price is £200,000 exclusive

The quoting rent is £20,000 per annum exclusive

A small estates charge is also payable to the up keep of the common areas.

PLANNING

The property benefits from E Class use as an office but may be suitable for other uses.

BUSINESS RATES

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

EPC

The property will be assessed when the construction is finished.

VAT

All prices quoted are exclusive of VAT if applicable.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Charlotte BJORoy and Charlie Kershaw

Tel: 0117 934 9977

Email: charlotte@burstoncook.co.uk and charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

July 2025

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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