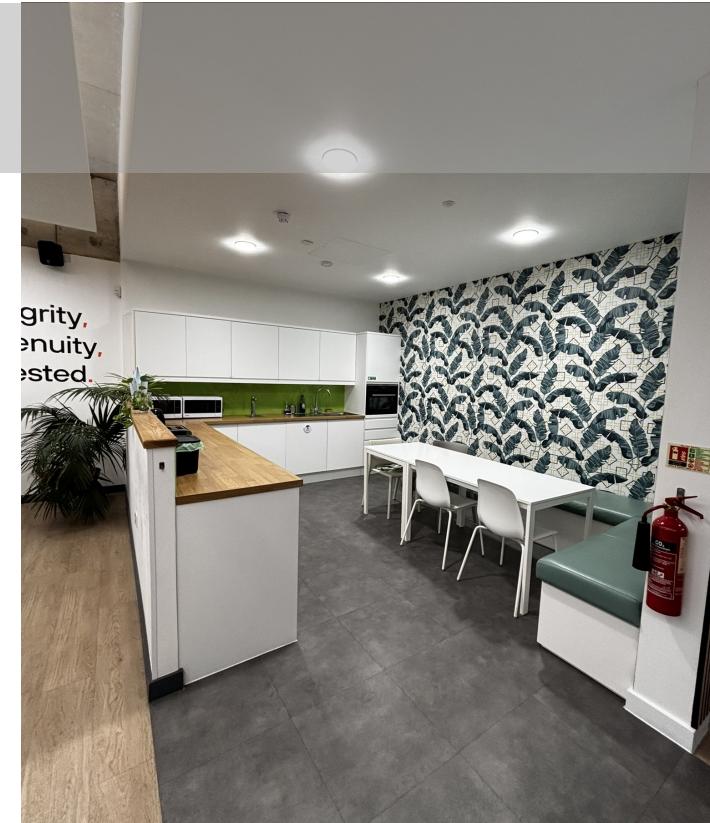
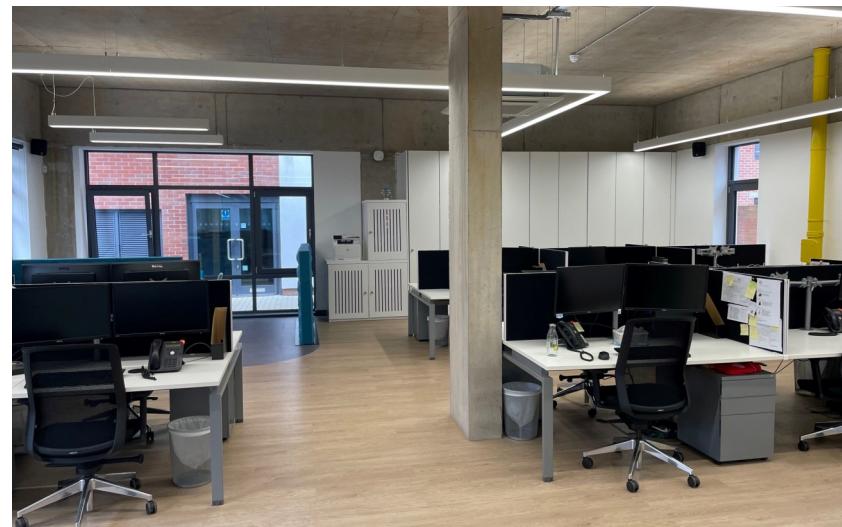


LARGE OPEN PLAN OFFICE SUITE—TO LET

Unit 375, Paintworks, Bristol, BS4 3AR



- An open plan office with an approximate NIA 1,506 sq ft (139.9 sq m)
- Fully fitted with 24 desks and chairs, kitchenette, WC, disabled WC and shower
- Located on established and popular Paintworks development
- Allocated car parking and ample visitor car parking



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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LOCATION

The property is located on 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.

The Paintworks offers a wide range of interesting amenities, including independent cafés, restaurants such as BocaBar, Coffee Club, fitness studios, hair and beauty and collaborative workspaces, all set within a well-connected and distinctive urban environment.

DESCRIPTION

The office is located at ground floor level and is entirely self contained offering plenty of natural light. Internally the property is fully fitted to include 24 desks and chairs, sound baffles, high quality kitchenette with fitted appliances and an exposed concrete finish to the ceiling and walls. There is also a disabled WC, WC and shower.

ACCOMMODATION

The office has an approximate net internal floor area of 1,506 sq ft (139.9).

CAR PARKING

Two demised car parking spaces together with cycle storage are available and there is also ample visitor parking in the designated car parks.

TERMS

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 at a quoting rent of £42,500 pax. A small service charge is also payable.

PLANNING

The property benefits from an office use, but has potential to be used for alternative uses under E Class use (subject to Landlord approval).

EPC

Pending.

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 the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has the following designation:

Rateable Value: £38,500
Rates Payable (2025/2026): £19,211.50

Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.

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.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Finola Ingham FRICS / Tobias Jones
Tel: 0117 934 9977
Email: finola@burstoncook.co.uk / tobias@burstoncook.co.uk

SUBJECT TO CONTRACT

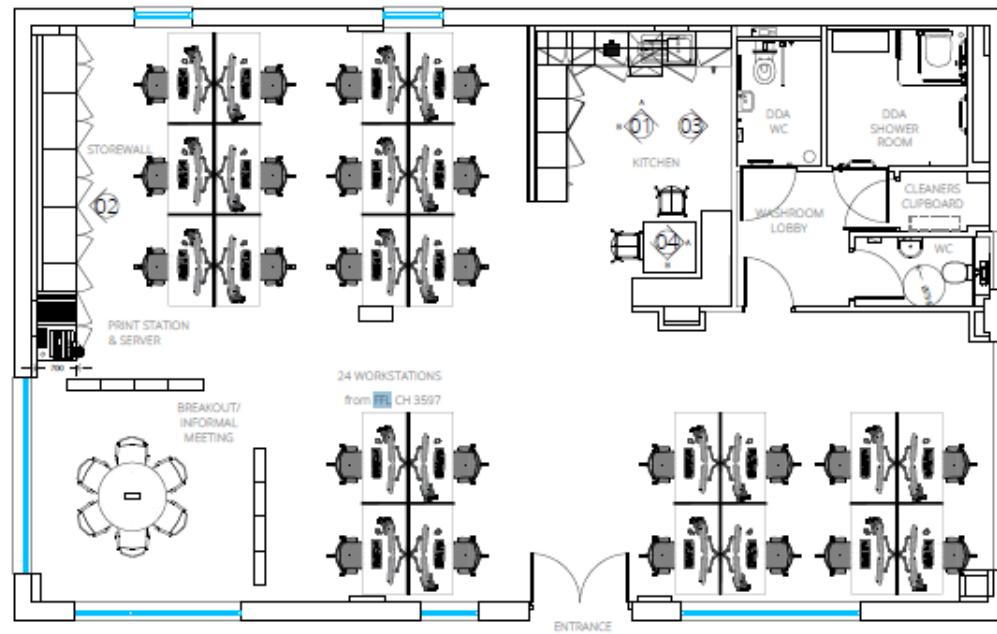
January 2026

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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Project	Paintworks
Client	Officedrop
Drawing	General Arrangement
Drawn by	EM
Plot date	13.12.2017
Scale	1:100 @ A3
Drawing number	J-17678-AB-GA-01
Revision	

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these drawings. The engineer should be notified immediately of any discrepancy.

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AMARELLE Ltd, Silverthorne Lane, Bristol, BS2 0QD
E: info@amarelle.co.uk
T: 0117 929 7386