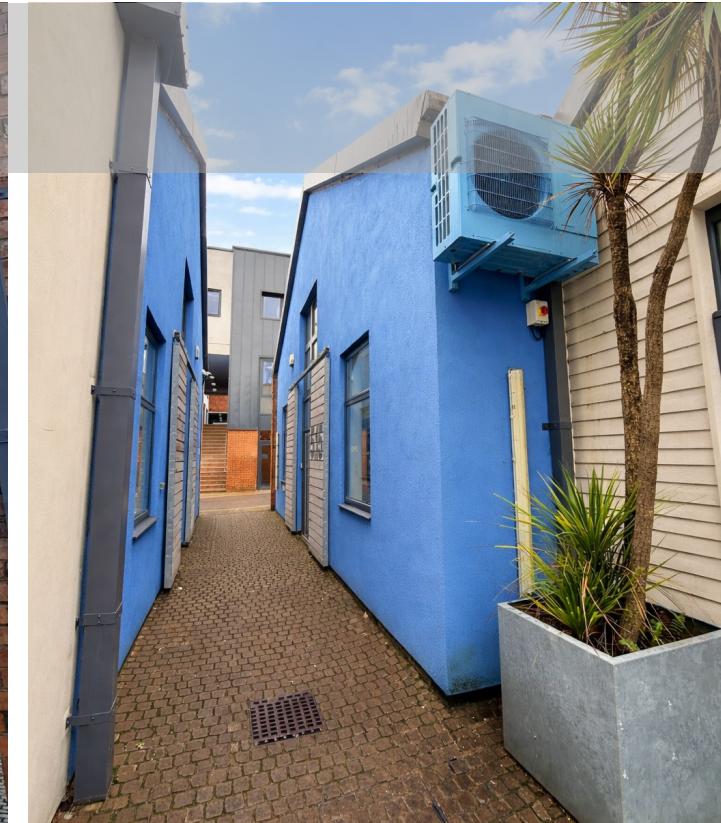
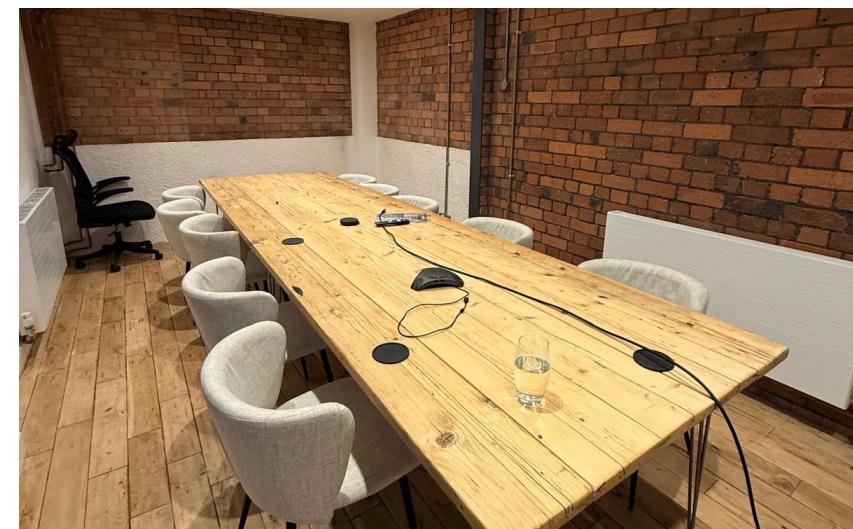


TO LET / MAY SELL

Unit 5.15, Paintworks, Arnos Vale, Bristol, BS4 3EH



- A self contained office providing an attractive working environment
- 1 demised car parking space, plus ample visitor car parking
- Approx NIA of 1,028.8 sq ft (95.56 sq m)
- Available to lease, or consideration would also be given to a sale
- Located on the popular, mixed-use Paintworks scheme



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 cafes, 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

This self contained office offers versatile ground floor accommodation, featuring a spacious meeting room, a kitchenette, WC facilities and gas central heating.

A striking spiral staircase leads to a fully usable first floor mezzanine, providing additional flexible workspace. Characterful brick walls and wooden flooring create an inviting and professional environment.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition) the property has the following approximate net internal floor areas:

Ground floor	623.6 sq ft (57.93 sq m)
Mezzanine	405.2 sq ft (37.63 sq m)
Total	1,028.8 sq ft (95.56 sq m)

TERMS

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

Alternatively, a sale of the long leasehold interest would also be considered – further detail upon application.

RENT / PRICE

Quoting rent: £25.50 psf pax.
Quoting price: £330,000 (plus VAT).

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

The property has an Energy Performance rating E(108).

BUSINESS RATES

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

Rateable Value:	£12,000
Rates Payable (2025/2026):	£5,988

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. Interested parties are also advised that from 1st April 2026 business rates are subject to a re-valuation – whereby the rateable value will increase to £13,250.

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 sole agent:

Burston Cook

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

SUBJECT TO CONTRACT

February 2026

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) Money Laundering Regulations 2017: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.