



TO LET / MAY SELL



A SELF CONTAINED
OFFICE OFFERING
VERSATILE SPACE



SIZE (NIA)
1,029 sq ft
95.5 sq m



QUOTING PRICE
£25.50 PSF PAX
£330,000



THE OPPORTUNITY

- 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

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:

AREA	SQ FT	SQ M
GROUND FLOOR	623.6	57.9
MEZZANINE	405.2	37.6
TOTAL	1,028.8	95.5

CAR PARKING

There is 1 demised car parking space.

TENURE

The property is available by way of a new effectively full repairing and insuring lease by way of a service charge for a term of years to be agreed with the landlord.

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)

BUSINESS RATES

In accordance with the [Valuation Office Agency](#) website, the property has the following designation as of April 2026:

Rateable Value: £12,000
Rates Payable: £5,988

Interested parties are advised to make their own enquiries direct with the Valuation Office Agency to verify this information.



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).
All parties are advised to make their own enquiries.

VAT

We understand the property is VAT elected.

EPC

The property has an [Energy Performance](#) rating of E(108).

LEGAL FEES

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

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burstons 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.

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 Burstons Cook expertise and accordingly Burstons Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

MISREPRESENTATION ACT 1967

This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER

Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT

JULY 2026



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