



FOR SALE



CONTEMPORARY
SELF CONTAINED
OFFICE



SIZE (NIA)
869 sq ft
80.1 sq m



QUOTING PRICE
£300,000 PLUS VAT



CAR PARKING
1 DEMISED SPACE &
VISITOR PARKING



THE OPPORTUNITY

- A self contained office providing an attractive working environment
- 1 demised car parking space, plus ample visitor car parking
- Approx NIA of 869 sq ft (80.64 sq m)
- For sale

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, Coffee Club, a deli, fitness & medical studios, hair and beauty and collaborative workspaces, all set within a well-connected and distinctive urban environment.

TENURE

The property is available to purchase by way of a long 999 year lease from 25th March 2005. A small estates charge is also payable.



DESCRIPTION

The office is entirely self-contained, providing an occupier with their own front door and facilities, and would particularly suit a business seeking something a little different from conventional office accommodation.

The property comprises a self-contained office arranged over two floors, providing characterful and contemporary accommodation with a wealth of original and industrial-style features throughout.

The accommodation offers predominantly open-plan office space, complemented by a dedicated meeting room, fitted kitchenette and two WCs. The property benefits from excellent natural light, with exposed brickwork, feature steelwork and exposed structural elements adding to its distinctive character.

ACCOMMODATION

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
GROUND FLOOR	469	43.6
FIRST FLOOR	400	37.1
TOTAL	869	80.1

CAR PARKING

There is 1 demised car parking space with the property
Ample public car parking is available via two car parks on the estate, providing convenient parking for staff, clients and visitors.

PRICE

£300,000 (plus VAT)

BUSINESS RATES

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

Rateable Value: £12,250

Rates Payable: £5,292

All parties are advised to make their own enquiries.



PLANNING

We understand the property benefits from Office use.
All parties are advised to make their own enquiries.

VAT

The property is elected for VAT.

EPC

The property has an [Energy Performance](#) rating of C (72).

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
AUGUST 2026



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