



UNIT 4.1 PAINTWORKS,
BATH ROAD
ARNOS VALE, BRISTOL, BS4 3EH

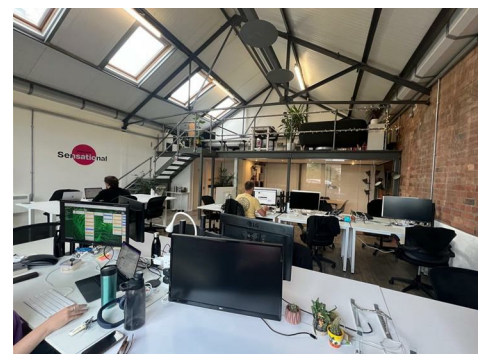
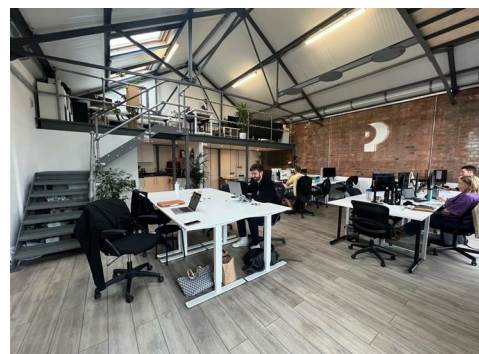
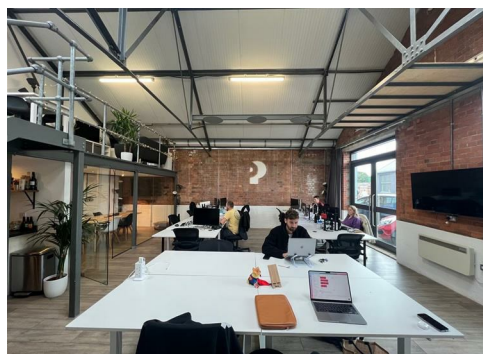
£20,000 Per Annum

- Paintworks Development
- Approx. 1,012 ft²
- Modern Unit
- Parking to Front
- Shower Facilities
- New Lease Available



Commercial & Investment
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940
www.maggsandallen.co.uk



UNIT 4.1 PAINTWORKS, BATH ROAD, ARNOS VALE, BRISTOL, BS4 3EH

£20,000 Per Annum

DESCRIPTION

Well presented workshop/creative space providing approximately 794 ft² of ground floor accommodation with an additional mezzanine level of approx. 218 ft². The unit benefits from toilet and shower facilities, kitchen facilities, store and allocated parking for two vehicles.

LOCATION

The property is situated within Paintworks, a contemporary development of a former Victorian factory converted to creative spaces and live/work units. The property is situated just off the A4 (Bath Road), Arnos Vale within close proximity to Bristol City Centre. Nearby occupiers include the popular 'Boca Bar' and an American style diner.

FLOOR AREA (Gross Internal Area)

Ground Floor - Approx. 794 ft²

Mezzanine - Approx. 218 ft²

LEASE INFORMATION

The unit is available to let on a new and effectively full repairing and insuring basis, subject to estate service charge. Each party to incur their own legal costs.

BUSINESS RATES

The rateable value with effect from April 2023 is £18,000.

FLOOR PLAN

The floor plan is provided for indicative purposes only and is not to be relied upon.

TENANT APPLICATION FEE

The incoming tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

ENERGY PERFORMANCE CERTIFICATE

Rating: C - Valid to October 2032.

VIEWINGS

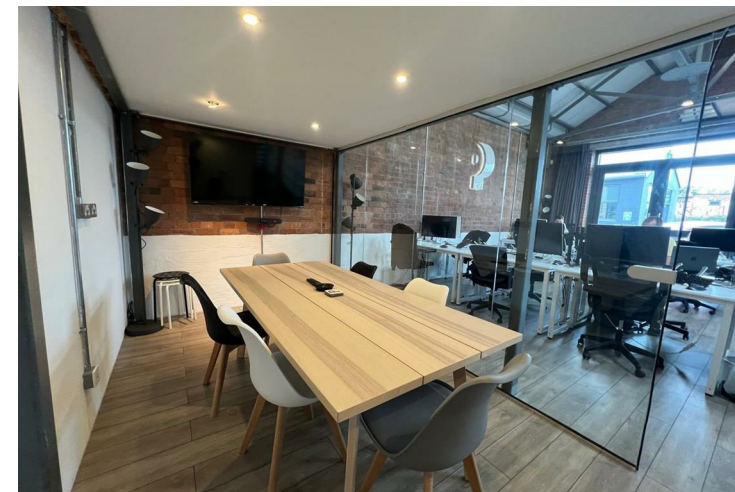
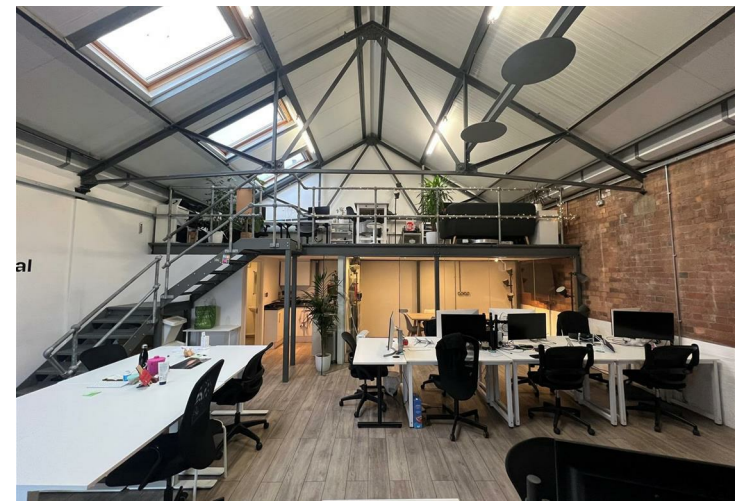
Strictly by Appointment with Maggs and Allen

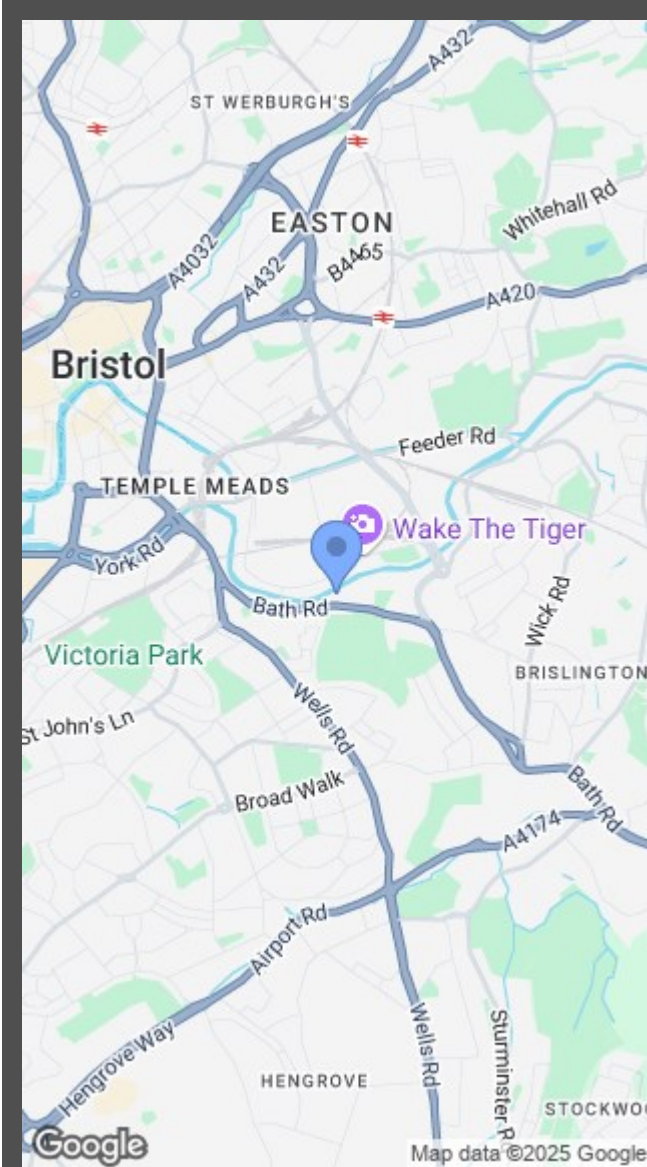
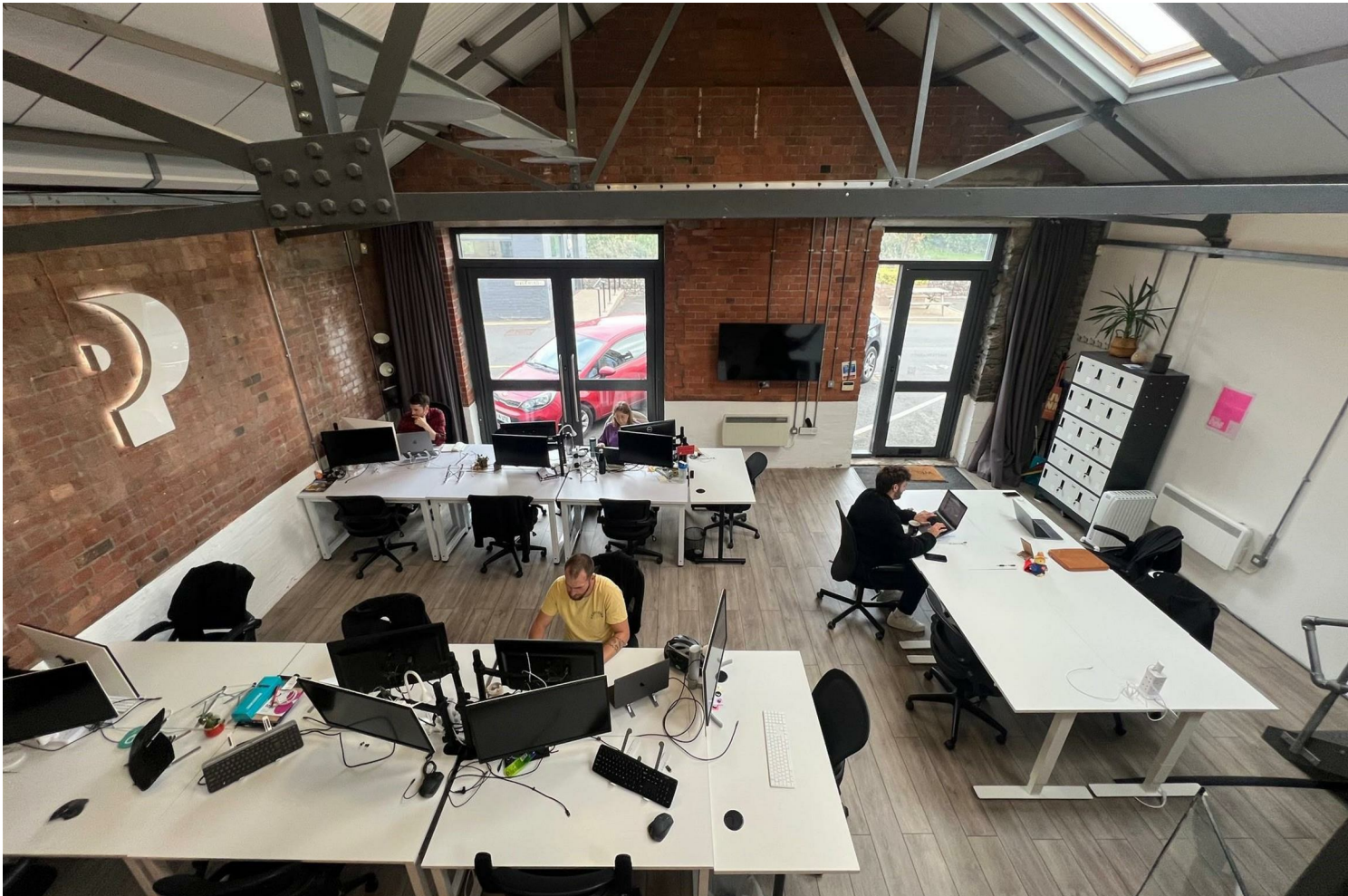
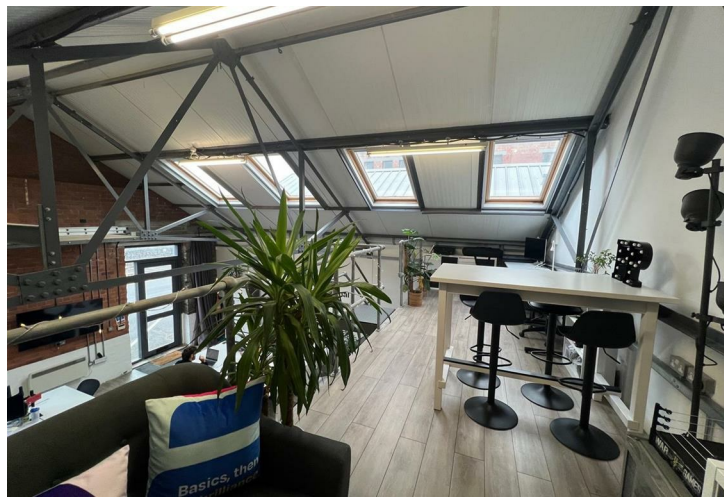
VAT

All figures quoted are exclusive of VAT unless otherwise stated. We understand the unit is opted for VAT and therefore VAT will be applicable to the rent.

CONTROL OF ASBESTOS REGULATIONS

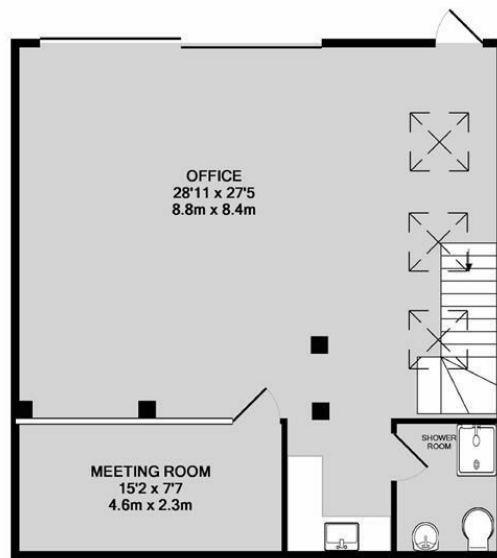
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.





Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.





GROUND FLOOR
APPROX. FLOOR
AREA 790 SQ.FT.
(73.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 239 SQ.FT.
(22.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1029 SQ.FT. (95.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2019



22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk

