

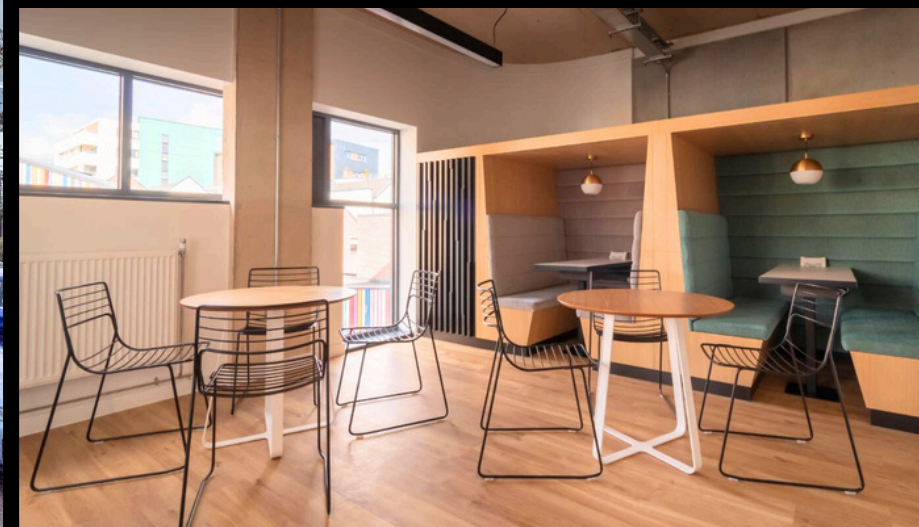
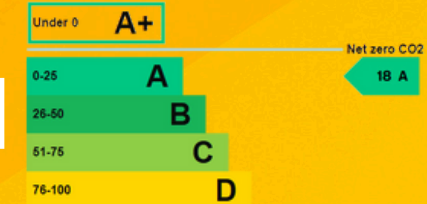
# Streamline, Paintworks, Bath Road, Bristol BS4 3EH

OFFICES TO LET - EXCELLENT SUSTAINABILITY CREDENTIALS

900 - 3,000 sq ft (83 - 283 sq m ) - Various suites with parking

## Energy rating and score

This property's energy rating is A.



## Streamline, Paintworks, Bath Road, Bristol BS4 3EH

### LOCATION - BS4 3EH

Streamline is located on the prominent Paintworks site on Bath Road, less than 1.4 miles from Bristol Temple Meads railway station. Regular bus services are also available from the Arnos Vale bus stop, a 2 minute walk from Streamline.

Paintworks itself benefits from onsite amenities, including Bocabar and an American style diner, with further amenities available within a short walking distance via Bath Road.

### Specification

Streamline was built in 2018 across ground and 3 upper floors providing modern office accommodation with excellent natural lighting.

The offices benefit from the following:

- Open plan offices with LED lighting.
- Communal kitchen facilities for all occupiers.
- 2 x free bookable meeting rooms.
- Secure bike parking & shower provisions.
- DDA compliant access.
- Landlord Fibre and IT provision.

### Office Floor Area (NIA)

- Potential splits from 1,000 - 2,500 sq ft - Details available upon request.

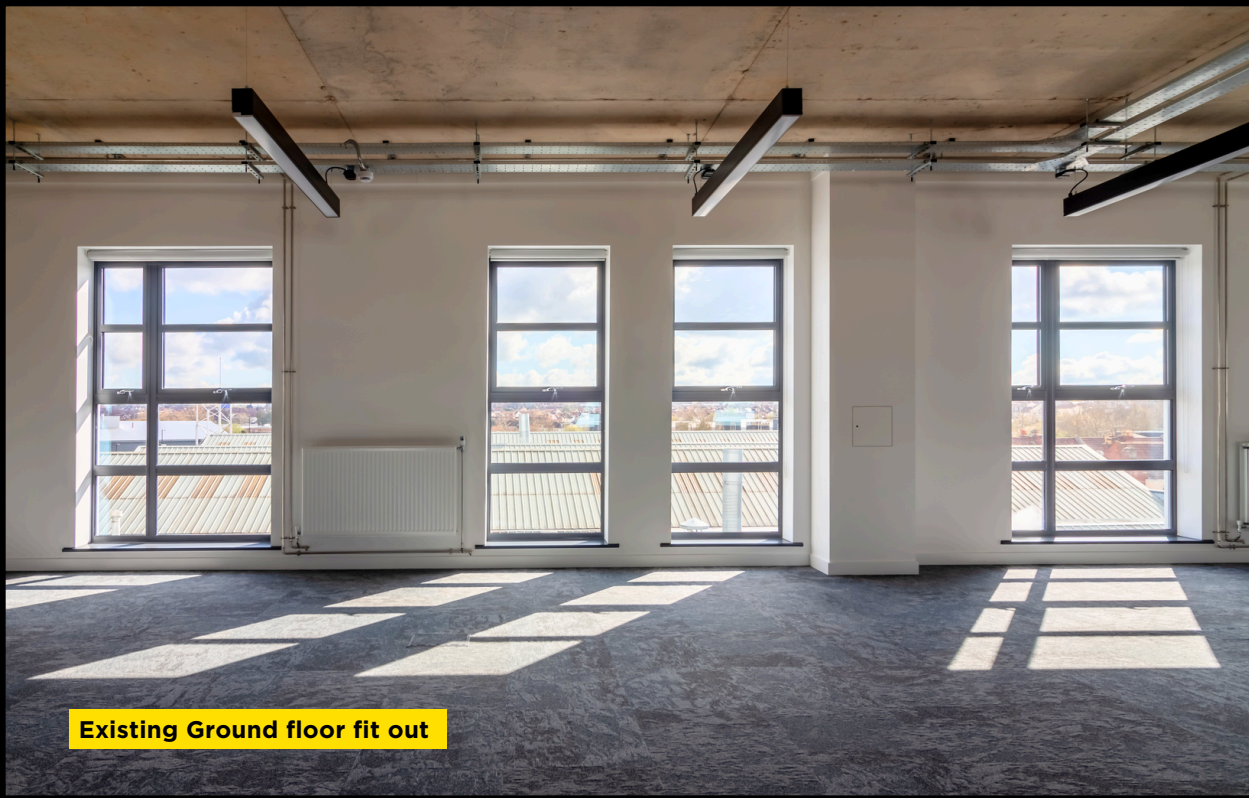
Floor	Area (ft2)	Area (m2)
3rd Floor	1,667	155
1st Floor	909	84
Ground Floor	3,040	283
<b>Total</b>	<b>6,429 ft2</b>	<b>598 m2</b>

### Tenure

Available via new lease directly from the landlord for a term of years to be agreed. Flexible lease terms are available.



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Existing Ground floor fit out



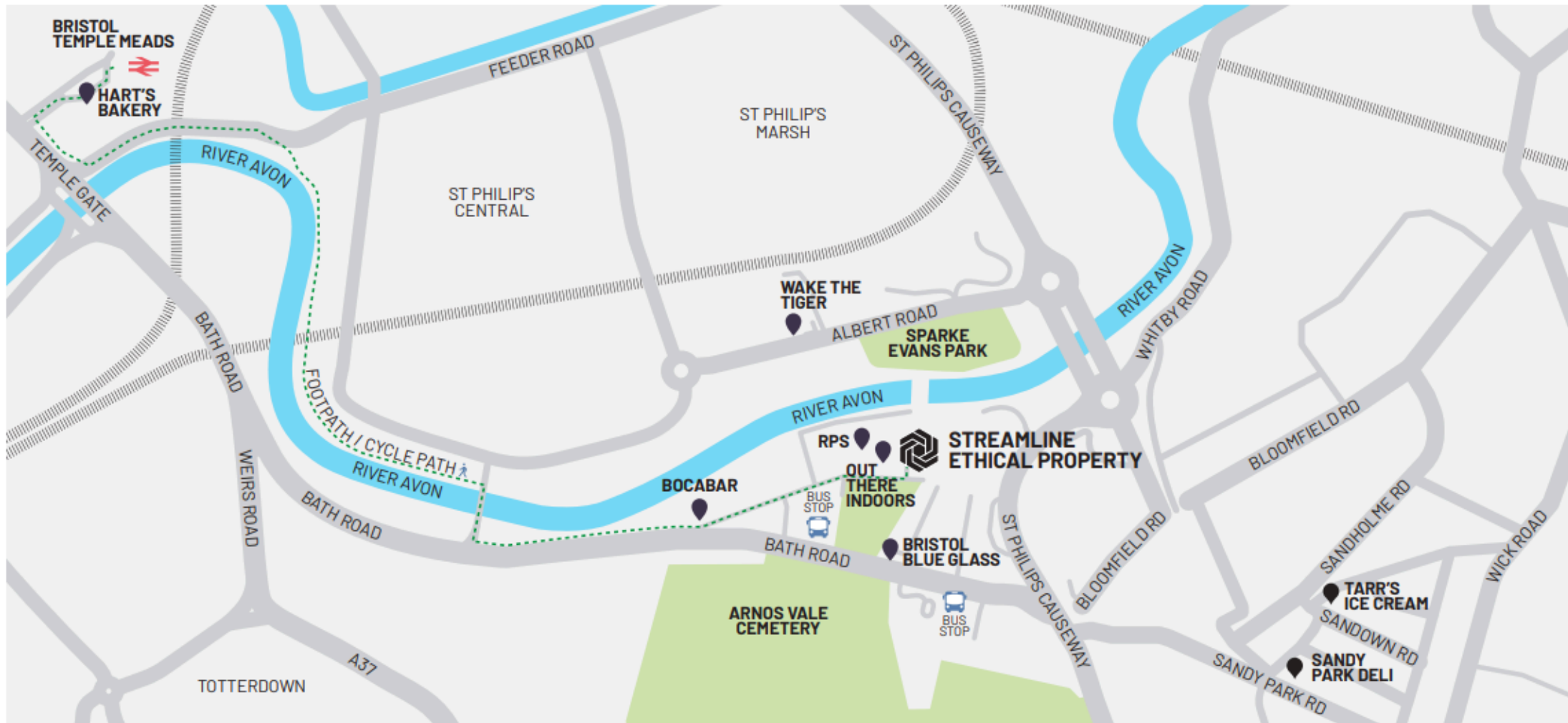


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# HOW TO FIND US

Our current tenant described the Paintworks area as having 'the best access anywhere in Bristol into town'.

Buses 1, X39, 349, 178, 522 all go past here into the centre, taking little time at all. Bus number 1 will even take you all the way up to the shopping centre at Cribbs Causeway. The site also has a riverside path all the way to Temple Meads, and is well connected by the National Cycle Network.





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## OUR NEIGHBOURS

Just a short walk away there are some great places to enjoy food and drink.



13 minutes

### Sandy Park Deli

A popular Brislingtonian deli sells a mix of Italian and local products, due to its ownership by a couple, one of whom has Italian heritage. It has become the go-to food shop in the area, and sources everything from independent producers.



14 minutes

### Tarr's ice cream

A historic ice cream brand with a mix of Bristolian and Italian roots.



25 minutes (next to Bristol Temple Meads)

### Hart's bakery

Artisanal bakery products available at Bristol Temple Meads station for your way to work.



5 minutes

### Bocabar

Great spot for lunch, coffee or a cheeky cake.

**Streamline, Paintworks, Bath Road, Bristol BS4 3EH**

#### **Business Rates**

We recommend all interested parties contact the local authority to confirm the exact rating liability on the office suites.

#### **Quoting Rent & Service Charge**

Upon Application to the sole agents.

#### **ESG Credentials**

EPC A & BREEAM rating of 'Excellent'.

#### **Use**

Use Class E commercial (formerly B1 Offices).

#### **VAT**

All figures quoted are exclusive of VAT.

#### **Legal Costs**

Each party to bear their own legal costs.

## **CONTACT**

For further information please contact:

#### **Sam Williams**

sam.j.williams@savills.com  
0117 910 0310 / 07811 762 491

#### **Harry Allen**

hralen@savills.com  
0117 910 2356 / 07807 999 440

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