



# Streamline

A Centre for Social Change

## Ethical Property

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Streamline  
Paintworks  
Bath Road  
Bristol BS4 3EH

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Streamline is a fantastic new Centre in Bristol, owned and managed by The Ethical Property Company, one of the UK's leading social businesses, owning and/or managing a total of 23 Centres across England, Scotland and Wales, and providing office, meeting, event and retail space to over 1000 organisations each year.

Our vision at Streamline is to provide affordable workspace for up to 20 organisations with a shared commitment to social change, including charities, community organisations or social businesses.

## What's included?

### Free to use meeting rooms on a fair usage basis

- 1 medium meeting room (c 19 m<sup>2</sup> – suitable for up to 10 people)
- 1 small meeting room (c 14 m<sup>2</sup> – suitable for up to 8 people)

### Break out/ communal space

There will be tea points on every floor including a sink, microwave, and fridge. There is a breakout space with tables and seating on the 1st floor. Block L – (ground and first floors) are both self-contained units with their own private tea points

### Facilities

- 2 fully accessible showers. Block L (ground and first floors) have their own accessible showers within their tenanted areas
- Secure bike parking within the Paintworks underground car park
- 1 passenger lift serving every floor within Block M (Block L have level access)
- Accessible building
- 14 parking spaces for tenants to rent
- Tenant access 24/7 throughout the year
- Communal photocopier
- Secure storage for tenants' post



### IT and Phones

We will provide a VoIP phone system, allowing for flexibility of extensions/data connections, with phone extensions available at rate of 1:7m<sup>2</sup>. There will be a 100 MB bearer, expandable to 1,000 MB if required. Private internet capacity is available at additional cost. Wi-Fi will be available throughout the building.

### Maintenance, Management & Services

There will be a local Centre Manager and Assistant Property Manager during office hours on site at least 1 day a week (contactable by phone and email the rest of the time) as well as cleaners for office space and communal areas.



### Sustainable Features

We are aiming to achieve a BREEAM 'very good' rating. The building benefits from a site-wide district heating system, photovoltaic solar panels on the roof, passive ventilation system and double glazing throughout.

We will also reduce unnecessary waste of energy by using daylight linked and absence detection lighting controls.

All costs cover maintenance and management of the centre, access to meeting rooms, office services such as cleaning, utilities, waste, recycling, fire and security provision, and broadband access.

Tenants are responsible for the payment of business rates, contents insurance, phone lines, phone calls and the use of the communal photocopier.

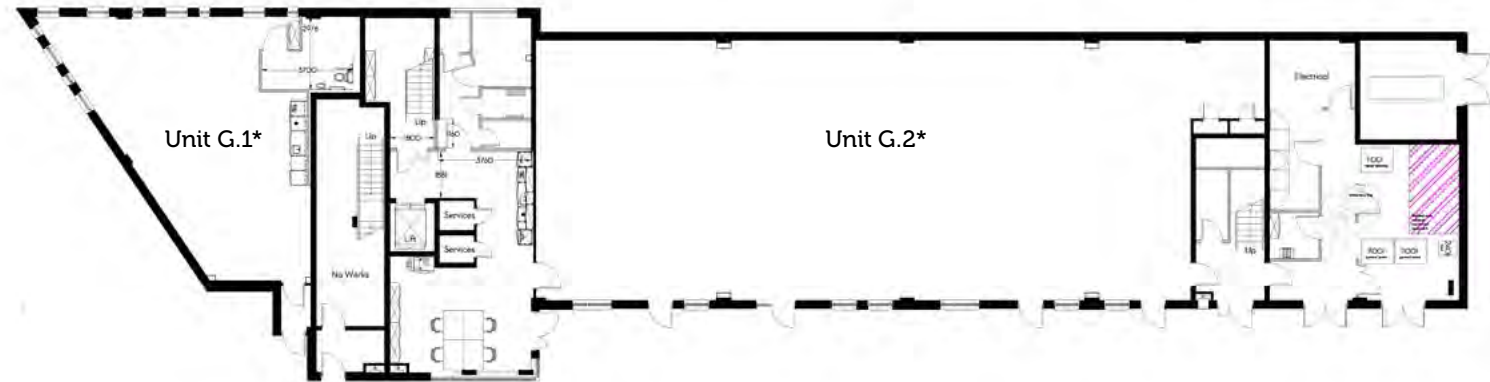
*For more information, visit:*

[www.ethicalproperty.co.uk/streamline](http://www.ethicalproperty.co.uk/streamline)



# Ground floor

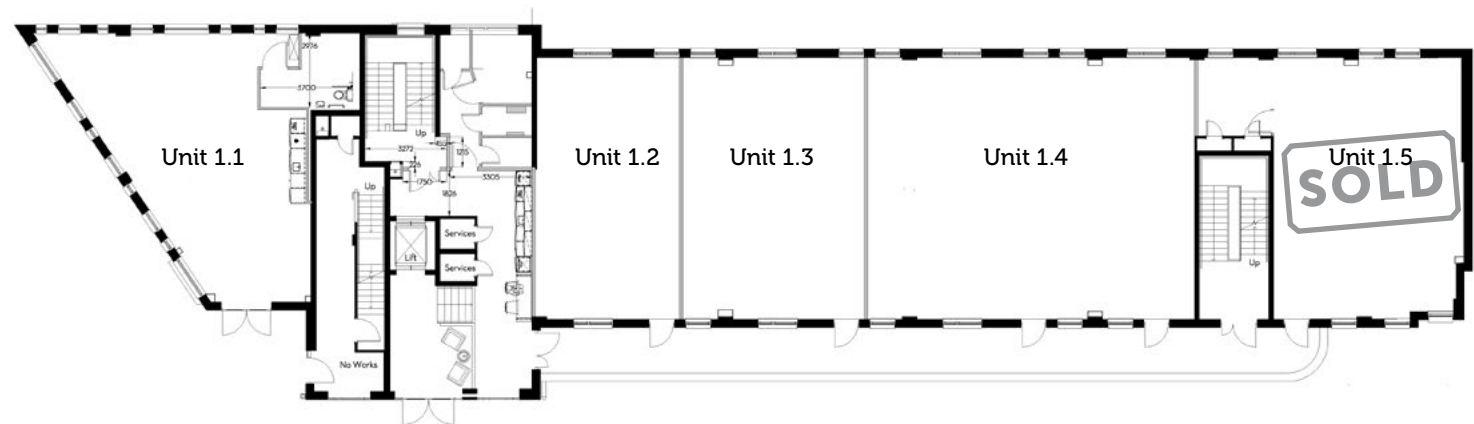
Unit No.	Unit Size (in m <sup>2</sup> )	No. of desks	Price pcm excl. VAT
G.1	85	12-17	£2,223.81
G.2	283	40-57	£7,356.27



\*Can be sub-divided if required by tenant

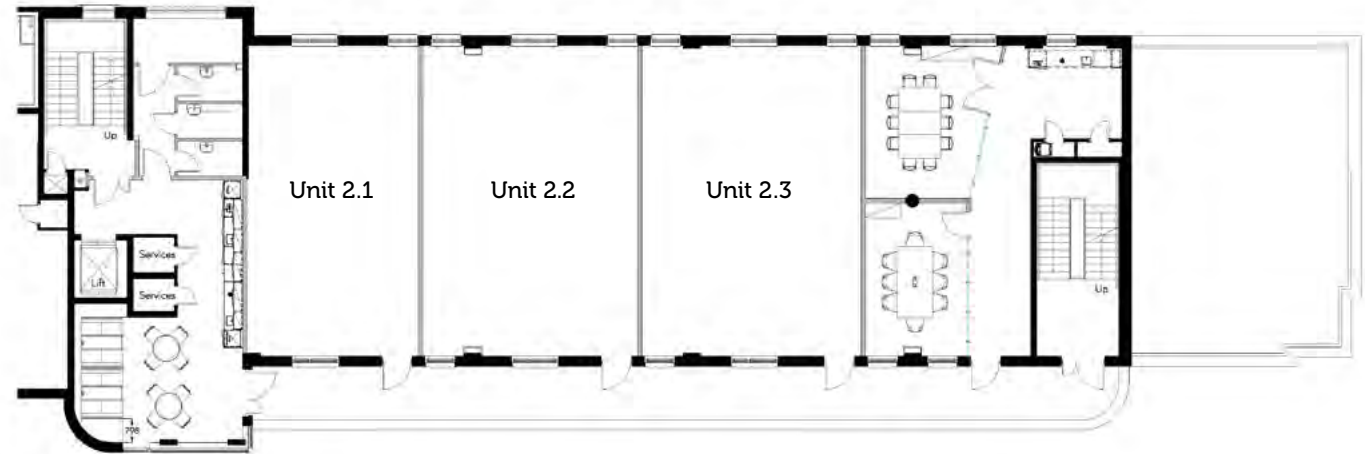
# First floor

Unit No.	Unit Size (in m <sup>2</sup> )	No. of desks	Price
1.1	84	12-17	£2,197.77
1.2	60	9-12	£1,572.81
1.3	74	11-15	£1,934.77
1.4	136	19-27	£3,551.84
1.5	87	12-17	Sold



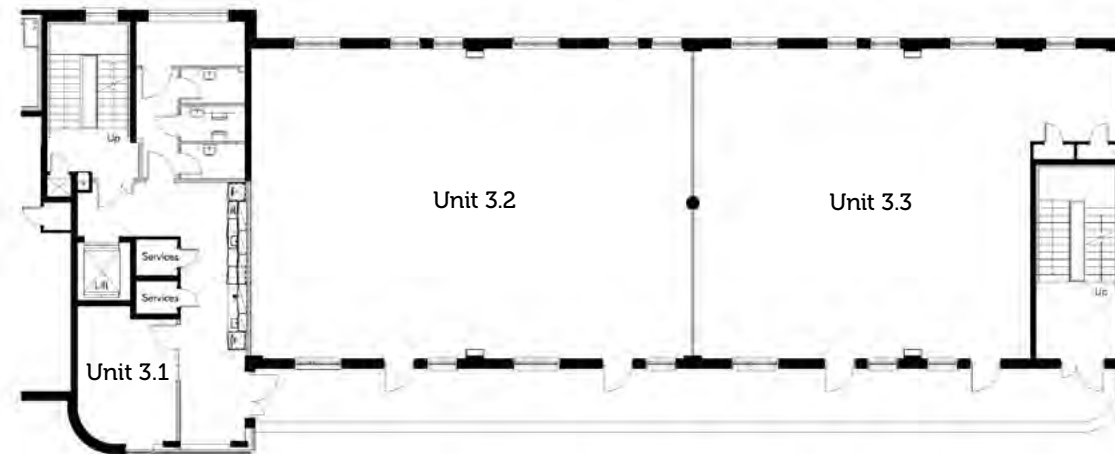
## Second floor

Unit No.	Unit Size (in m <sup>2</sup> )	No. of desks	Price
2.1	59	8-12	£1,546.77
2.2	76	11-15	£1,966.01
2.3	78	11-16	£2,023.30



## Third floor

Unit No.	Unit Size (in m <sup>2</sup> )	No. of desks	Price
3.1	14	2-3	£364.56
3.2	154	22-31	£4,033.58
3.3	127	18-25	£3,314.88



# About the area

Combining the intimacy of the street scene, convenience of public areas and productivity of hub spaces - The Paintworks site is a deliberate contrast to the soulless residential developments and business parks found in many cities.

At Streamline, you will be able to immerse yourself in Bristol's growing cafe culture with great eateries within the Paintworks site, including the Bocabar, an American style diner with further food and retail facilities opening this year. The site also features a buzzing events and exhibition venue which frequently holds vintage fairs, food festivals, and art exhibitions. Or walk down to the Temple Quay Market every Thursday for the best in local street food.

Surrounded by three expansive green spaces, including Spark Evans park and Arnos Vale park, it's easy to find a spot for relaxing lunch breaks and space to breathe.



Photo credits: Visit Bristol



# Getting here

**By Train:** 1.4 miles from Bristol Temple Meads Station (Trains from Bath/Cardiff/London Paddington/Plymouth/Manchester/Leeds)

**By Bus:** 1, 39, 178, 349, 668, X39 two minute walk from Arnos Vale Stop on the Bath Road

**By Foot:** 25 minute walk from Temple Meads along the river Avon

**By Bike:** 9 minute ride along the River Avon from Temple Meads, connections to various local and national cycle routes (including National Cycle routes 3, 4 and 33)

**By Car:** From the East - take the A4 Bath road into the city until you reach the entrance to the Paintworks site on your right. From the South/West - Exit the M5 at Exit 19 and follow the A369 towards Bedminster, From the North - take the M32 to Bristol.

