

The Paintworks, Bath Road

Client

Verve Properties Ltd

Services Provided

Office Agency
Development &
Regeneration

Timescale

Ongoing

Alder King Contact



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The Project

The Paintworks is a major redevelopment fronting the A4 Bath Road on the edge of Bristol City Centre. The development comprises a 12 acre site which is being redeveloped in a number of phases.

The Paintworks is the regeneration of a former paint factory, which is now accepted as Bristol's new Creative Quarter. This mixed use development offers a range of Office, Studio, Live/Work and Residential spaces within an urban village centred around cobbled streets, courtyards, cafes / bars and event / exhibition venues.

The café and event space are the heart of the site and provide a wide variety of exhibitions and shows, including Fashion Shows, Art exhibitions and Food Festivals.

From the outset the aim was to create a blueprint for other regeneration projects embracing greater interaction and sense of community between businesses and people.

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Sustainability has been another key factor in this development and this has been achieved in a number of ways including, use of recycled materials found on the site and reused within the development, while providing a range of services such as cafes, shops and dentists so that the tenants and residents do not have to travel far for all of their needs.

Not only have Alder King been involved in all of the commercial lettings and sales, but we have also provided strategic advice on the development and disposal strategies. At present around 50% of the site has been redeveloped to provide 65,178 sq ft of commercial accommodation, with an additional 16 residential units.

Following the success of the first 2 phases the remaining 5 acre site has just received planning consent and will be developed over the course of the next few years as a seamless extension of the earlier phases. Adopting the same principles and ethos this final phase will incorporate more Live/Work, Residential, Studio/Office and Retail/Leisure accommodation to satisfy the current high level of demand for accommodation on this site.

Being a creative quarter most of the occupiers work within the creative sectors, covering Design, Media, TV, Film, Music and the Arts, with companies such as E3 Media, Dare Digital, Hope Music Group, Bath Spa University Media Department, Endemol West and The BBC