

Computer Generated Image



ANGUS MEEK ARCHITECTS

Pixash Business Centre
Pixash Lane
Keynsham
Bristol
BS31 1TP

Brand New Industrial Units

5,243— 10,486Sq Ft (487— 974Sq M)

- **Adjacent to A4 Bath Road.**
- **6M eaves Height.**
- **Excellent nearby local facilities.**
- **Situated on vibrant trading estate.**
- **Strategic location for access to Bath & Bristol.**

LOCATION

The property is located just off Pixash Lane Keynsham.

Bath is approximately 6 miles east and Bristol is approximately 7 miles west. Junction 3 of the M32 is 7 miles from the property, which in turn provides access to the M4 motorway, with the M4/M5 Interchange 14 miles away.

The area hosts a large number of industrial and trade counter occupiers, including Jewson and Sydenhams Builders Merchants, Ashmead Roofing Supplies, Ashmead Electrical & Wholesales, Howdens, Milk & More and Avon and Somerset Police. Local amenities include Waitrose, Dominos and KFC.

DESCRIPTION

The property will comprise two industrial units of steel portal frame construction under a steel profiled composite pitched roof, incorporating translucent roof lights. The external elevations of the building will be clad in profiled panels. There is a solid concrete floor. The specification to include:

- Minimum eaves height of 6.0m.
 - Roller shutter doors to the front elevations.
 - Aluminium framed pedestrian door, with glazed windows adjacent and above.
 - First Floor.
 - LED Lighting.
 - Circulation space and allocated parking.
 - Landscaped setting.
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ACCOMMODATION

The proposed property is anticipated to extend to a gross internal area of:

	Sq M	Sq Ft
Unit 1		
Ground Floor	365	3,929
First Floor	122	1,314
Total GIA	487	5,243
Unit 2		
Ground Floor	365	3,929
First Floor	122	1,314
Total GIA	487	5,243
TOTAL:	974	10,486

QUOTING RENT

Rent on Application

TERMS

The units will be available on new full repairing and insuring leases on terms to be agreed.

PLANNING

Bath & North East Somerset Council has granted planning for the Construction of 2no. industrial units (Use classes B8 and E(g)) with associated parking, external yards, landscaping and services. Planning Application 23/00660/FUL

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

BUSINESS RATES

To be assessed following construction.

VAT

All figures quoted are exclusive of VAT, if applicable.

EPC

Anticipated EPC will be 'A' rated when completed.

SERVICES

Mains water and drainage will be connected and 3 phase electricity supply.

Prospective occupiers should make their own enquiries regarding the capacity of services.

VIEWINGS

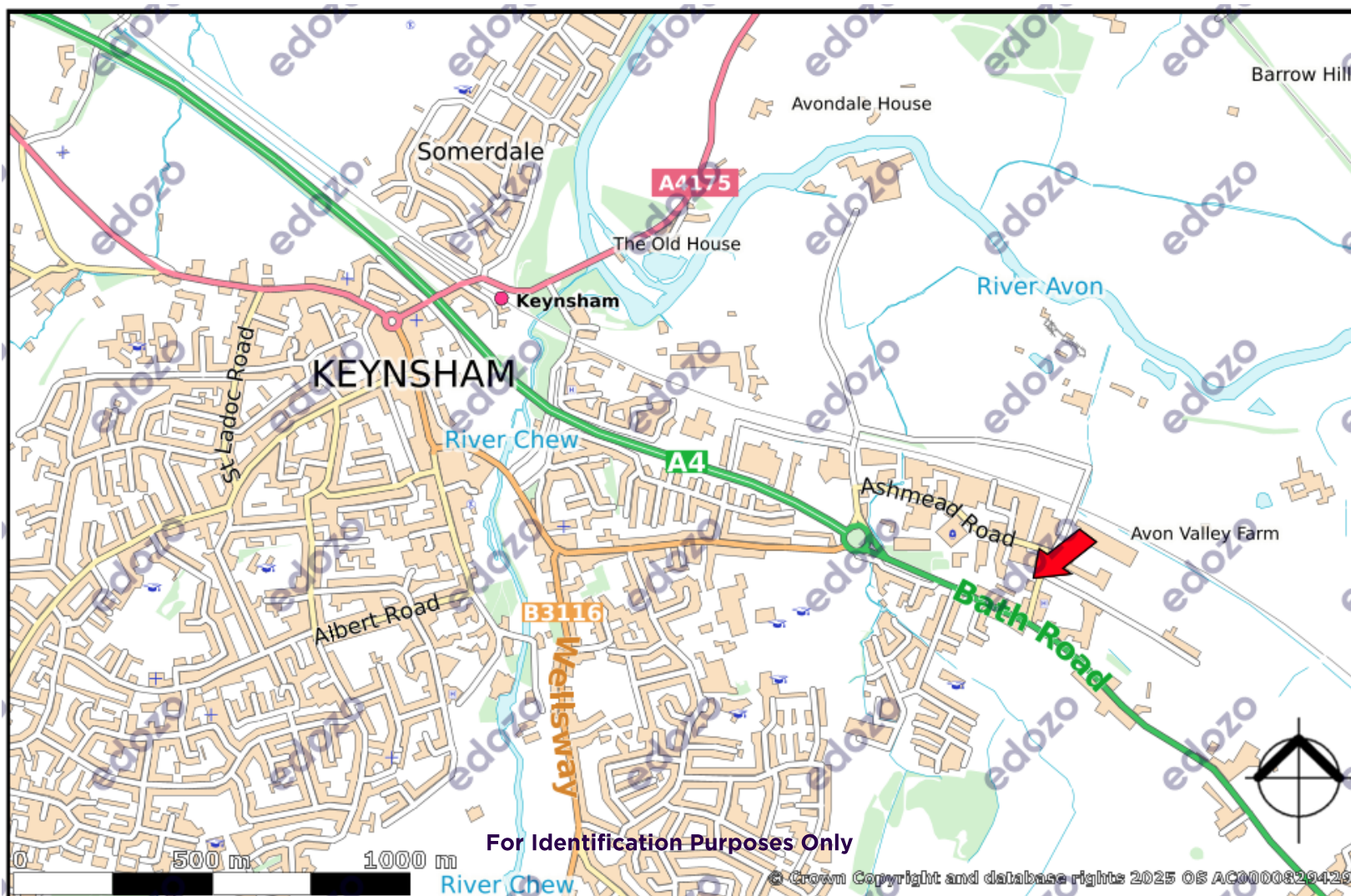
Strictly by prior appointment with the sole agents Carter Jonas, 0117 922 1222.

SUBJECT TO CONTRACT



For Identification Purposes Only

Carter Jonas



FURTHER INFORMATION

Should you require further information please contact:

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IMPORTANT INFORMATION

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February 2025

Carter Jonas