



Pixash Business Centre
Pixash Lane
Keynsham
Bristol
BS31 1TP

Industrial/Warehouse Building

Approximately 3,562 Sq Ft (331 Sq M)

- Located on a well-established and popular trading estate.
- Secure yard.
- Good links to Bristol and Bath.
- Local amenities close by.

LOCATION

Pixash Business Centre is located on a popular and well established trading estate which is home to a number of local, regional and national occupiers such as Jewsons, Dairy Crest Ltd, Mcgills Transport and JPK Trade Suppliers.

The area is well serviced with local facilities namely Waitrose, Dominos and KFC. The trading estate is situated approximately 1.5 miles to the east of Keynsham town centre and immediately adjacent to the A4 Bath/Keynsham bypass giving good access to Bristol (6.5 miles to the north west) and Bath (7.5 miles to the south east) and M4 (approximately 13 miles to the North).

DESCRIPTION

The property comprises an industrial building of concrete portal frame construction with internal blockwork and external brickwork elevations under a steel roof with interior underside lining.

The building is currently undergoing internal and external refurbishment to provide flexible and well-presented industrial accommodation in a sought after location.

The warehouse provides a 4.45m eaves height rising to 7.4m to pitch with painted floors and walls, double glazed window, lighting and a ground level loading door.

Externally there is a yard/loading area with 5 car parking spaces.

SERVICES

We are advised that all mains services are connected. We have not verified the existence or tested any of the service installations and advise interested parties make their own investigations as to the state and condition.

ACCOMMODATION

The property has been measured on a gross internal area basis. In accordance with the RICS Code of Measuring Practice (6th Edition.) The approximate floor areas are calculated as follows:-

Accommodation	Sq M	Sq Ft
Ground Floor	331 Sq M	3,562 Sq Ft
Total	331 Sq M	3,562 Sq Ft

TERMS

The building is available on new full repairing and insuring lease on terms to be agreed.

QUOTING RENT

£28,250 per annum exclusive.

PLANNING

The previous use for the unit was for a woodwork workshop.

Prospective purchasers are advised to make their own enquiries with the Local Planning Department. enquiries@bathnes.gov.uk / 01225 477000.

LEGAL COSTS

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

BUSINESS RATES

According to the Valuation Office Website the property has a Rateable Value of £28,250 and is described as a warehouse and premises. However, prospective tenants are advised to make their own enquiries with regard to their own circumstances with the Local Valuation Office.

VAT

All figures are exclusive of VAT, if applicable.

EPC

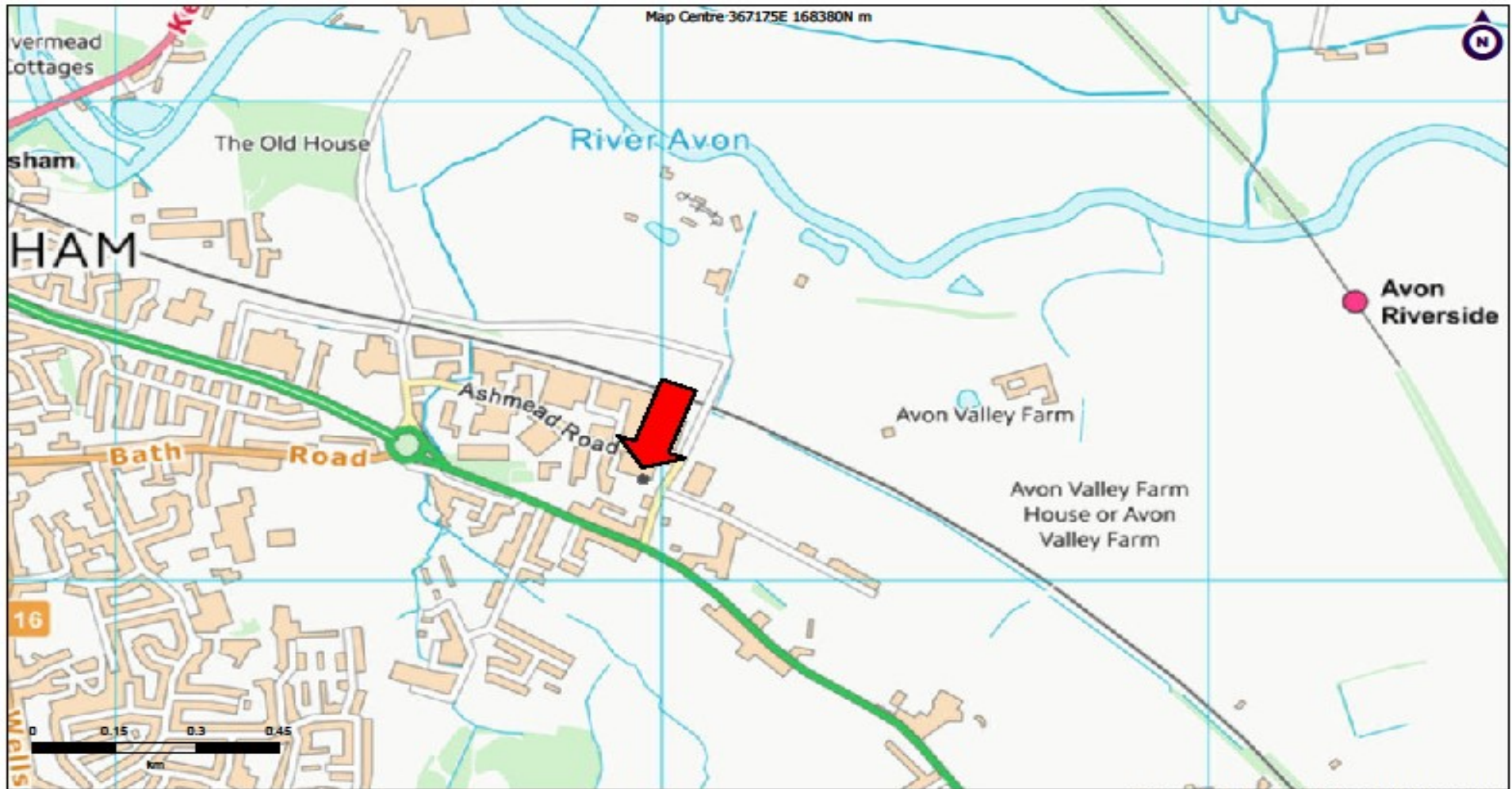
Energy Performance Asset Rating D-79

VIEWINGS

Viewings can be arranged by prior appointment with the sole agents Carter Jonas, 0117 922 1222.



SUBJECT TO CONTRACT



For Identification Purposes Only

FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

St. Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

Alison Williams MRICS

0117 922 1222 | 07917041109

alison.williams@carterjonas.co.uk

Ed Cawse MRICS

0117 922 1222 | 07425 632476

Ed.cawse@carterjonas.co.uk

IMPORTANT INFORMATION

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November 2023

Carter Jonas