

5,210 – 39,109 SQ FT (484 – 3,633 SQ M)
HIGH QUALITY OFFICE SPACE



**THE
CHOCOLATE
FACTORY**
KEYNSHAM



OVERVIEW

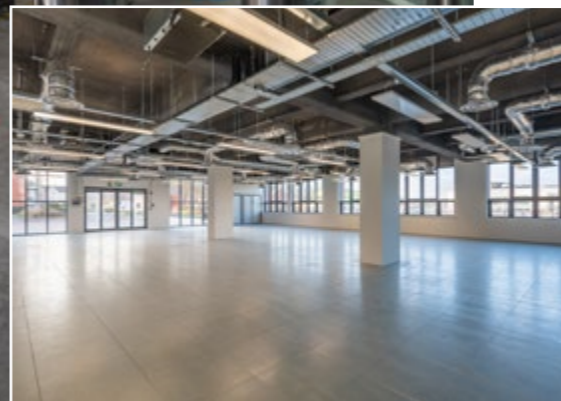


WELCOME TO THE CHOCOLATE FACTORY

The Chocolate Factory is a distinctive former industrial building comprising part of the mixed-use Chocolate Quarter development which has been comprehensively refurbished and provides highly flexible office accommodation with secure on-site car parking and cycle parking facilities.



DESCRIPTION



AN EXCITING NEW CHAPTER FOR KEYNSHAM

The property has been comprehensively refurbished to provide high quality office space arranged over ground and five upper floors to the following specification:

- Large flexible open plan floor plates;
- Distinctive building providing high quality modern specification accommodation;
- Double height reception;
- Excellent levels of natural light with interesting views in all directions;
- Fully accessible raised floors throughout;
- Air conditioning throughout;
- LED lighting;
- Exposed ceiling to maximise floor to ceiling height;
- Secure basement car parking;
- Secure on site cycle parking with shower facilities and drying room;
- A number of lettings have already been agreed and occupiers include IVC, Mitie and St. Augustine's Doctors Surgery.

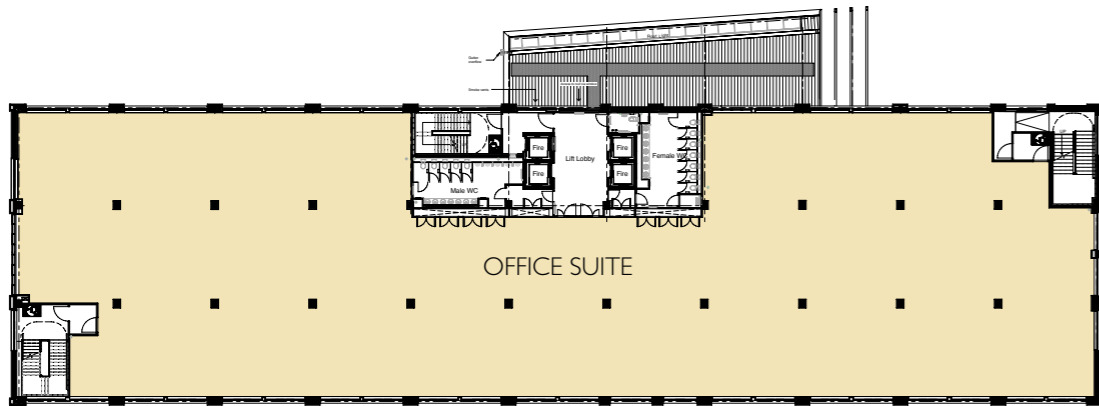
SITE PLAN

The Chocolate Factory is part of a wider development by St Monica's Trust called The Chocolate Quarter. The £60 million pound development opened in autumn 2017 and is home to a number of high profile occupiers. In addition to the 86,000 sq ft offices, the scheme includes 140 assisted living apartments, a 90-bed care home as well as a range of retail and leisure facilities including a café, gym, sports bar and social club and sport pitches.

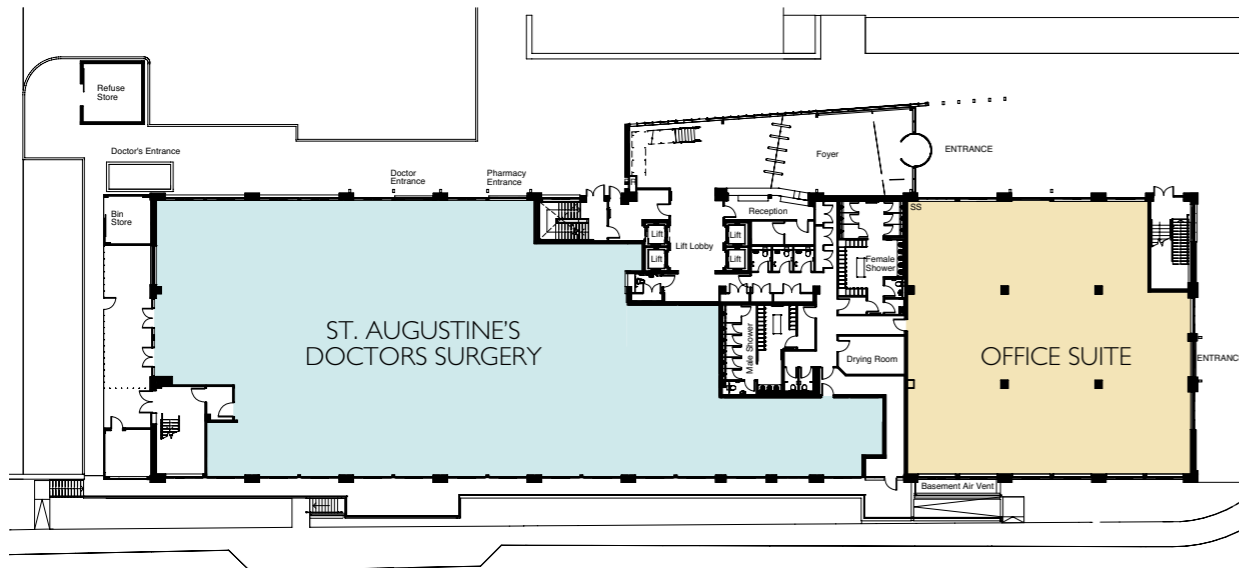




ACCOMMODATION



2nd & 3rd Floor Accommodation



Ground Floor Accommodation

Available Accommodation:

Ground Floor - Approximate Areas

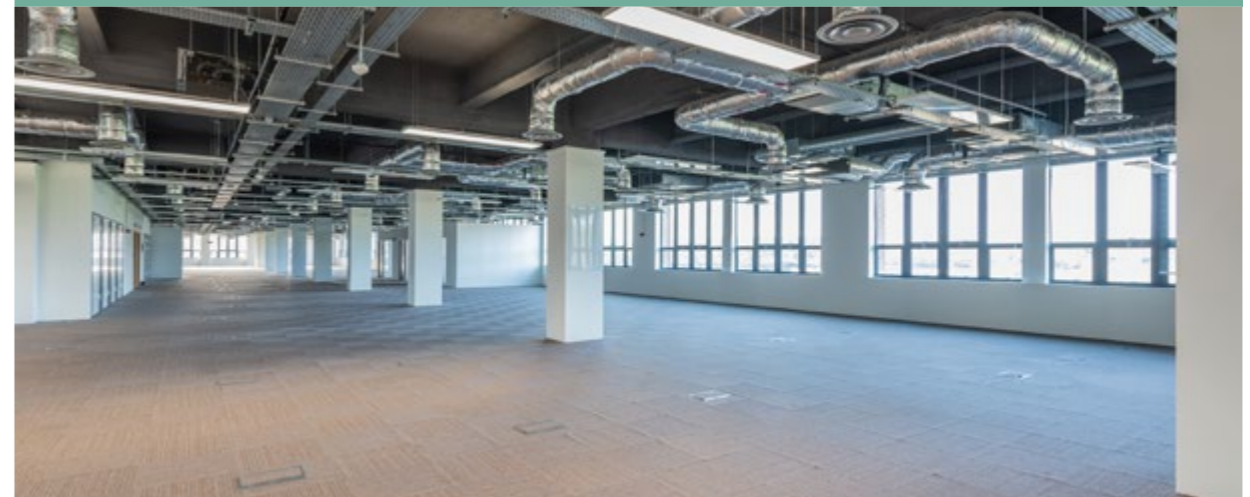
Area	Sq m	Sq ft
GP Surgery	LET to St. Augustine's Doctors Surgery	
Ground Floor Office	484	5,210

AVAILABLE

Office Accommodation Approximate Areas

Area	Sq m	Sq ft
First	LET to Mitie	
Second	1,573	16,931
Third	1,576	16,968
Fourth	LET to IVC	
Fifth	LET to IVC	
Total availability	3,633	39,105

** all areas are subject to joint on site measurement on completion*





LOCATION & COMMUNICATIONS



The Chocolate Factory comprises part of the former Cadbury factory and associated complex occupying a prominent location on the north western fringe of Keynsham, roughly midway between Bristol and Bath.

The site benefits from a large amount of established mature landscaping and has undergone a comprehensive regeneration to provide a mixed residential, care home and employment community.

Situated alongside the River Avon and enjoying excellent views in all directions, the property offers distinctive but highly efficient and flexible accommodation arranged over ground, second and third floor levels.

The development benefits from easy access to Keynsham town centre which is less than half a mile away and which provides a very wide range of occupier amenities.

In addition, Keynsham Station is within a quarter of a mile of the property and provides regular services to Bath, Bristol and across the region.

Road

M4 J19	10 miles (16 km)
M5 J19	12.5 miles (20.1 km)
Central Bristol	5.8 miles (9.3 km)
Bath	8.4 miles (13.5 km)

Rail

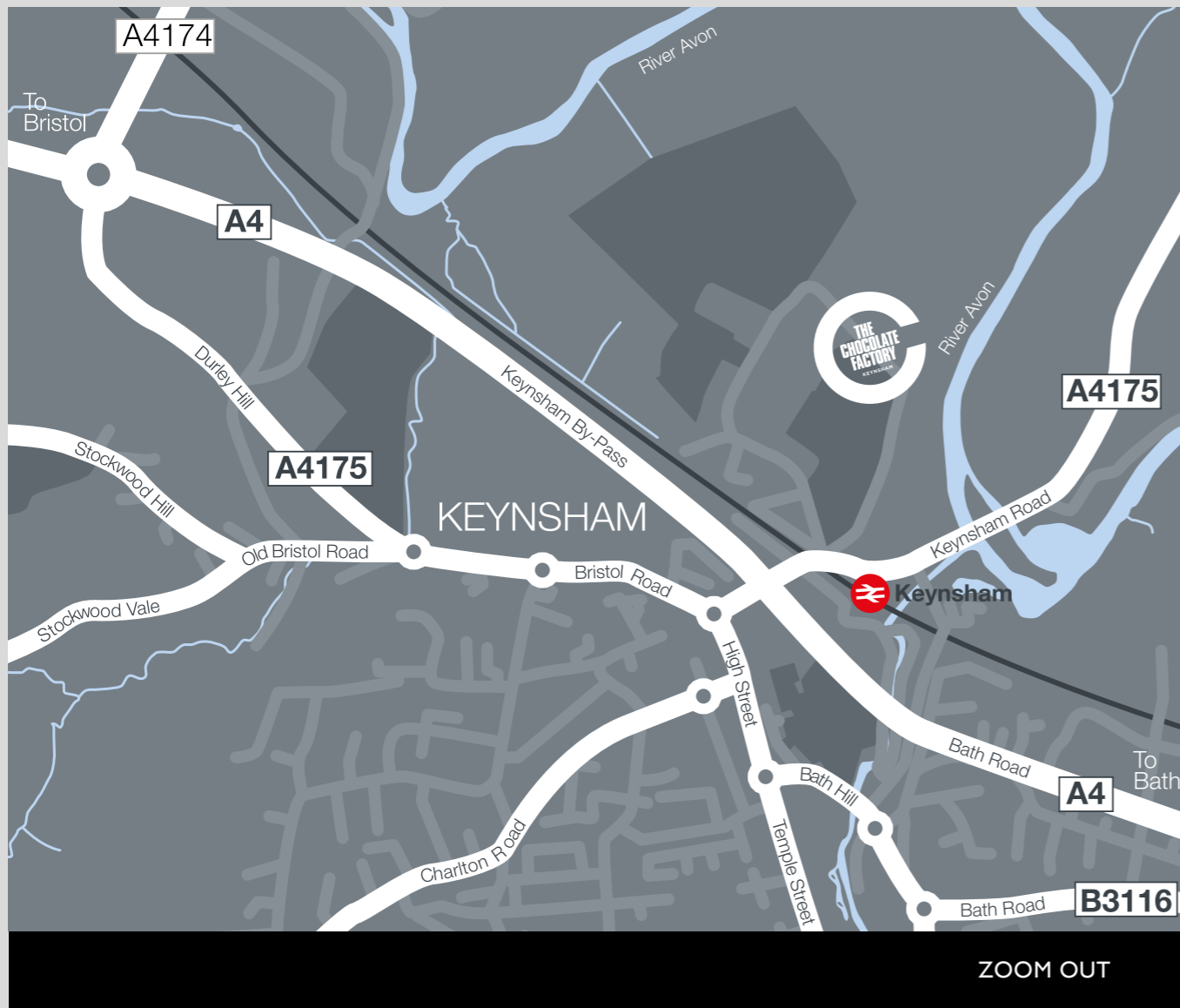
Keynsham Train Station	< 5 mins walk
Bristol Temple Meads	8–10 mins journey time
Bath Spa Train Station	7–10 mins journey time

Air

Bristol International Airport	12.2 miles (20 km)
Southampton Parkway Airport	67.9 miles (109 km)
Exeter International Airport	81.5 miles (131 km)
London Heathrow Airport	103 miles (166 km)
Plymouth City Airport	123 miles (198 km)



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LOCAL AMENITIES



A WEALTH OF AMENITIES ON YOUR DOORSTEP



The property offers immediate access to the market town of Keynsham together with Keynsham station both of which are less than half a mile from the development.

Keynsham town centre has recently undergone major redevelopment and offers a wide range of amenities for occupiers. In addition Keynsham station provides regular services to both Bristol Temple Meads and Bath Spa Stations which in turn give access to the national rail network.

On site amenities include a new sports and social club. In addition to this there is also a café, restaurant, gym, swimming pool and spa facilities in the adjoining Chocolate Quarter.



GALLERY

Example of existing tenants fit out

Example of existing tenants fit out



GALLERY



Example of existing tenants fit out



GALLERY



Example of existing tenants fit out

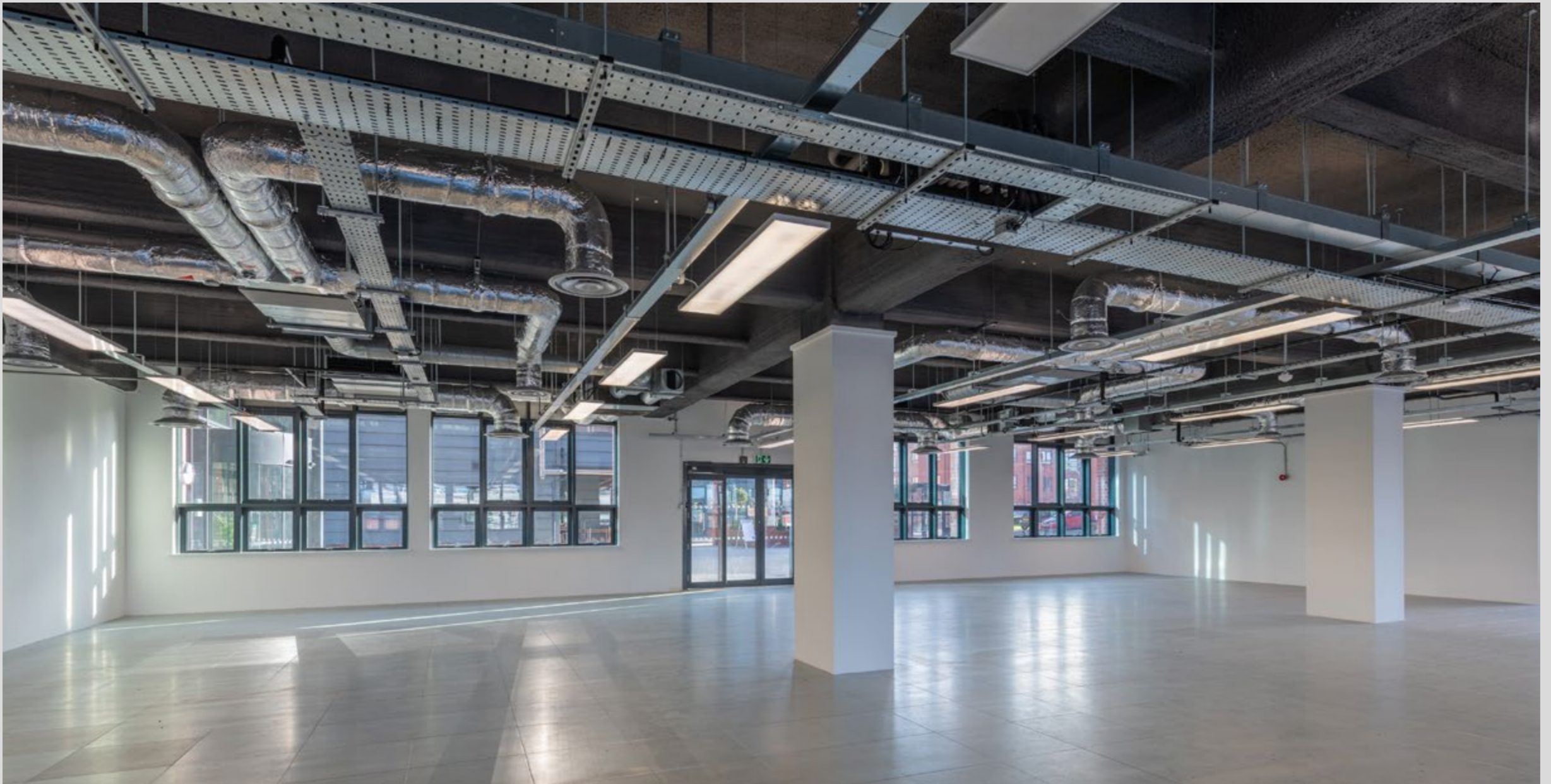


GALLERY





GALLERY





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FURTHER INFORMATION

CAR PARKING

The property benefits from a mixture of secure basement and surface level car parking which will be allocated on a pro-rate square footage basis together with secure cycle parking.

AVAILABILITY

The property is available as a whole or on a floor by floor basis by way of new Full Repairing and Insuring leases for a term of years to be agreed.

SERVICES

We are advised that all main services will be connected to the premises but confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

RATEABLE VALUE

Interested parties should make their own enquiries to Bath and North East Somerset Council to ascertain the exact rates payable.

LEGAL COSTS

Each party to be responsible to for their own legal costs incurred in any transaction.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

THE CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007

Please see www.leasingbusinesspremises.co.uk

ENERGY PERFORMANCE CERTIFICATES

All available suites have an EPC rating of 'A'. Further information is available upon request.

www.thechocolatefactorykeynsham.net

CONTACT

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