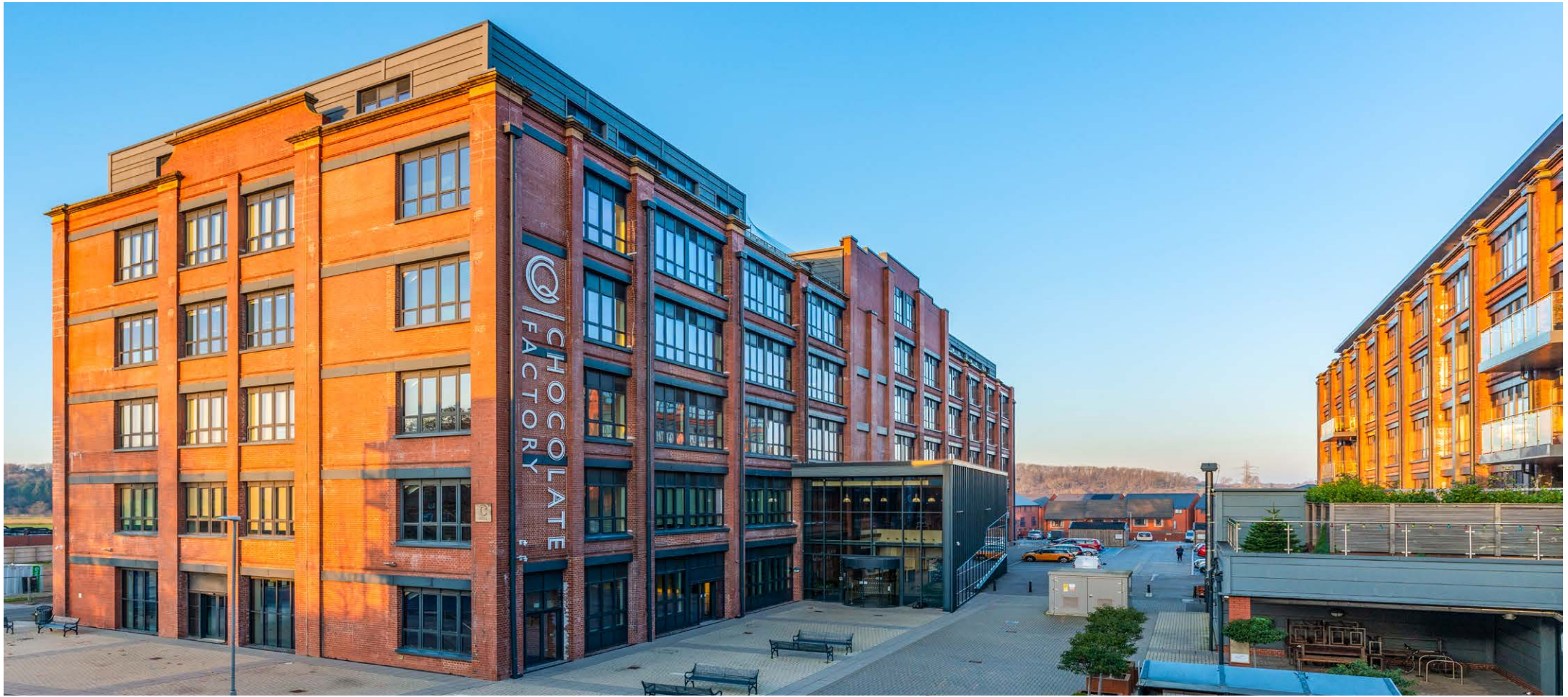


THE  
CHOCOLATE  
FACTORY

SOMERDALE RD | KEYNSHAM | BRISTOL | BS31 2GJ

**PART 1ST  
FLOOR  
OFFICES  
TO LET**





A WONDERFUL PLACE  
TO LIVE AND WORK

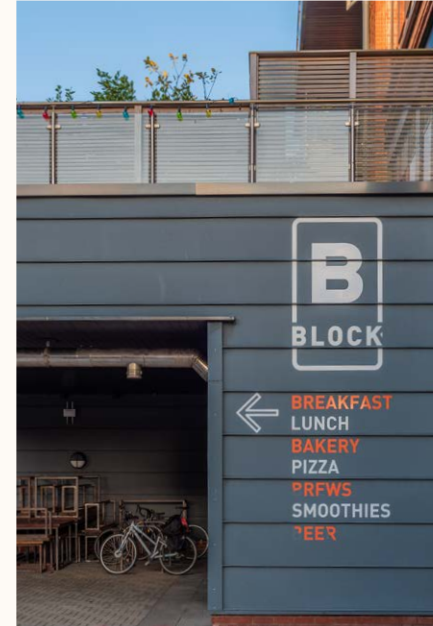




## PART OF THE WIDER CHOCOLATE QUARTER

The Chocolate Factory is a unique former industrial building, which forms part of the wider Chocolate Quarter mixed-use development scheme in Keynsham.

In addition to the c.86,000 sq ft of high specification office accommodation, The Chocolate Quarter also provides assisted living apartments and a range of retail and leisure offerings including a café/restaurant and sports centre.







OPEN DYNAMIC  
WORK SPACE





LARGE FLOOR TO CEILING HEIGHT



SECURE ONSITE  
**CYCLE**  
PARKING



SHOWER &  
CHANGING  
FACILITIES

FIVE  
MEETING  
ROOMS



APPROX  
120 DESKS

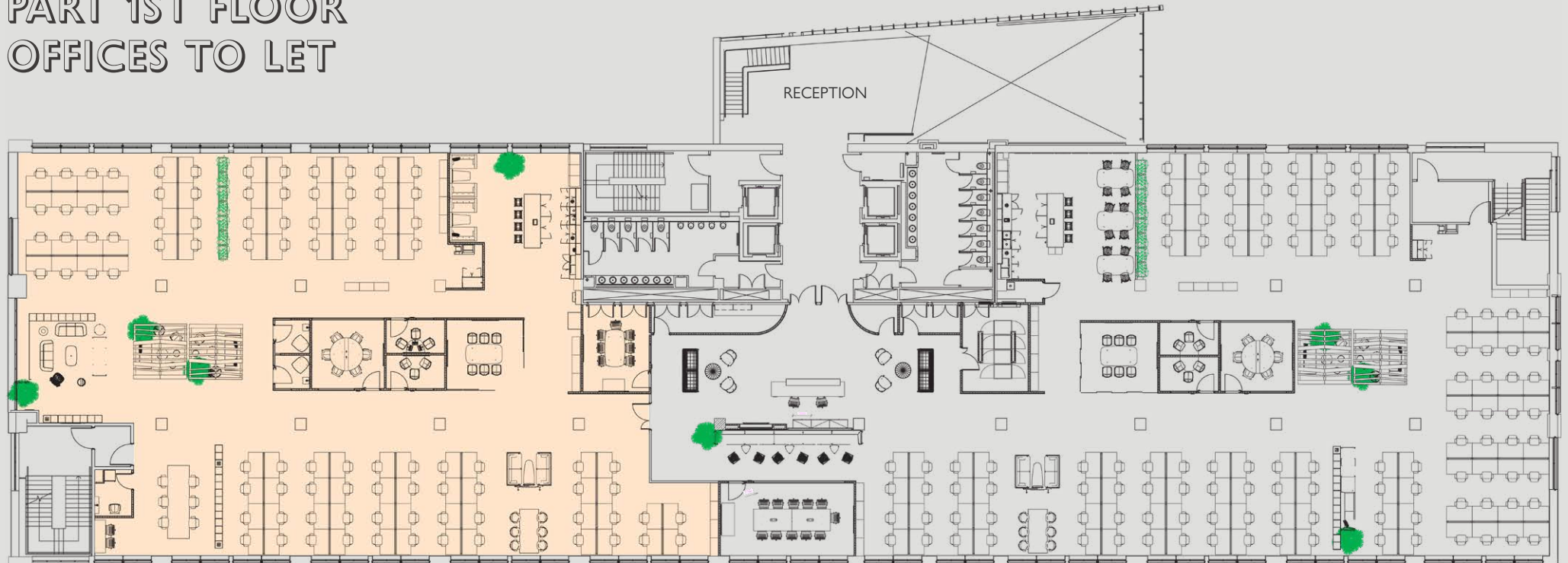
HIGH QUALITY  
KITCHEN

EPC A (22)

DOUBLE HEIGHT  
MANNED  
RECEPTION



## PART 1ST FLOOR OFFICES TO LET

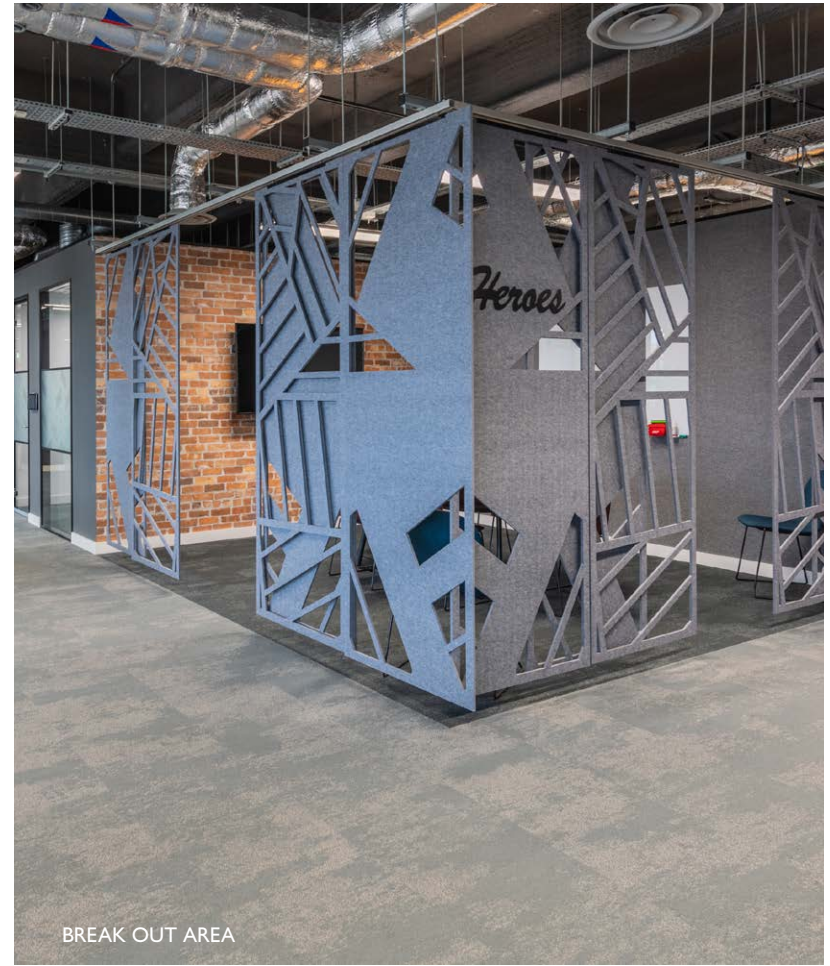
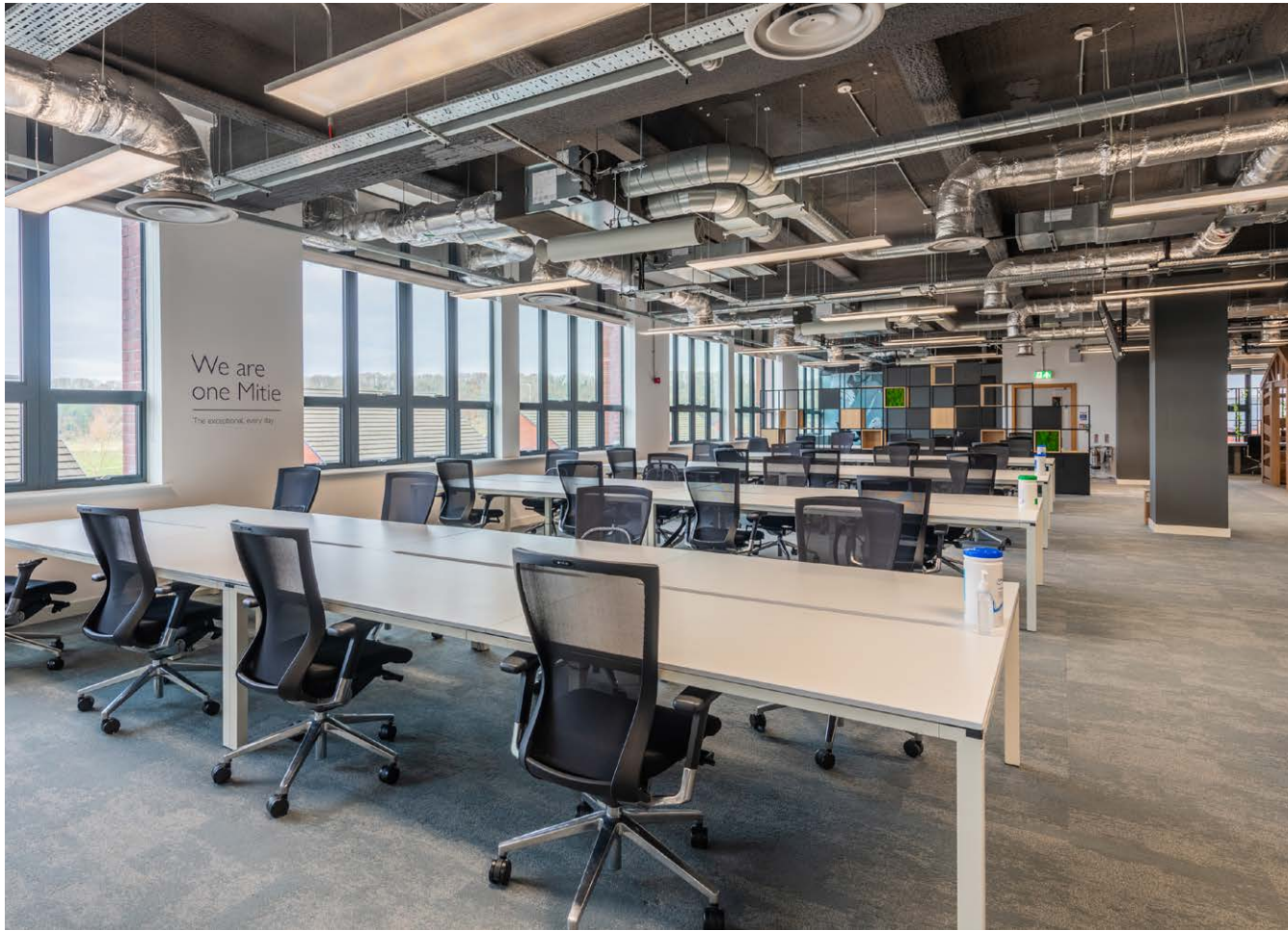


**FULLY FITTED SPACE**  
**7,555 SQ FT (702 SQ M)**

The office suite measures 7,555 sq ft (702 sq m) and is currently held under an existing lease, expiring in 2029. The space is available on a sub-lease basis with flexible terms.

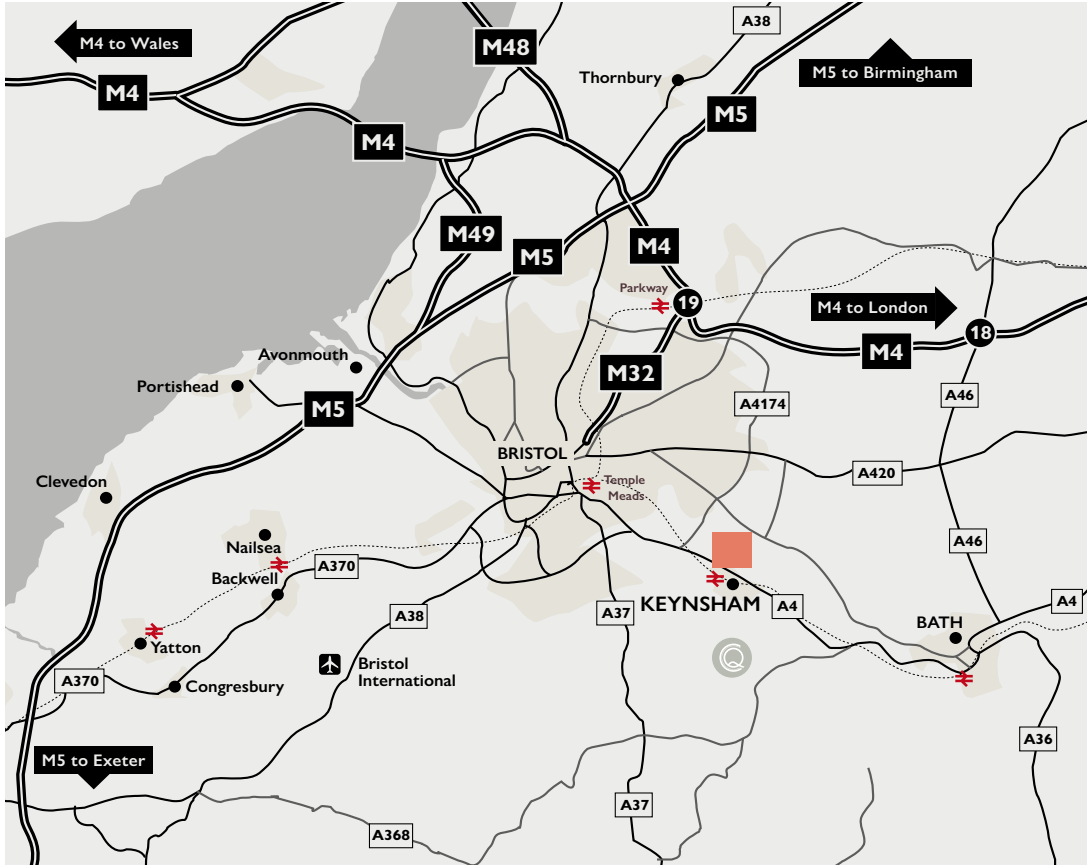
The office suite benefits from 30 allocated surface level car parking spaces, currently at a ratio of 1:252 sq ft. There is opportunity to increase the number of available spaces through discussion with the Landlord.





EXCELLENT LEVELS  
OF NATURAL LIGHT

BREAK OUT AREA



GET **HERE**, THERE  
AND EVERYWHERE

Located prominently on the north-western periphery of Keynsham, it benefits from excellent proximity to Keynsham town centre, situated half a mile away. Keynsham rail station is less than a 5-minute walk, providing regular services to Bristol, Bath, and the wider region.

SAT NAV: BS31 2GJ

///what3words: makes.trees.drum



- 0.6 MILES >> KEYNSHAM STATION
- 6 MILES >> BRISTOL CITY CENTRE
- 8 MILES >> BATH CITY CENTRE
- 12 MILES >> M4 MOTORWAY J18
- 13 MILES >> BRISTOL AIRPORT



# THE CHOCOLATE FACTORY

SOMERDALE RD | KEYNSHAM | BRISTOL | BS31 2GJ

## RENT

On application.

## BUSINESS RATES

Business rates are payable directly to the local authority. Further information is available on application.

## SERVICE CHARGE

A fair proportion of the building service charge will be payable. Further information is available on application.

## LEGAL COSTS

Each party shall bear responsibility for their own legal costs.

## ENERGY PERFORMANCE

The suite has an EPC rating of A (22).

## MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, Cushman & Wakefield will require any tenant / purchaser to provide proof of identity along with any other required documentation to satisfy anti-money laundering regulations.

## FOR FURTHER INFORMATION PLEASE CONTACT THE SOLE AGENTS:

### LAUREN HARRISON

Lauren.Harrison@cushwake.com  
M: 0791 727 4778

### ALFIE PASSINGHAM

Alfie.Passingham@cushwake.com  
M: 0782 5721 030

### STEVE LANE

Steve.Lane@cushwake.com  
M: 0776 040 3245



Subject to Contract. The content of this document is believed to be correct at the date of publication, however the Company accepts no responsibility or liability for (or makes any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document.  
JANUARY 2024

☑ Designed and produced by kubiakreative.com 235788 01/24