

Unit 1 Unity Road

Keynsham BS31 1NQ



To Let

Refurbished Warehouse & Office with Secure Yard

35,862 sq ft [3,332 sq m]

- High Profile fronting A4 Bath Road
- Close proximity to Avon Ring Road
- Substantial concreted secure yard
- Ample car parking
- EPC rating of C-75
- Eaves height from 6–11m
- Ground floor offices
- Substantial mezzanine
- New Lease available
- Power supply of 138KVA



Location

The property is located adjacent to the A4 Bath Road and is equidistant to both Bristol and Bath City centres. The property occupies a prominent position fronting the Keynsham bypass and is within 1.5 miles of the Avon Ring Road, which connects with the M32/M4 and the National motorway network. Nearby occupiers include Waitrose, KFC, Jewson, Dominos and it adjoins CRS Building Supplies Ltd.

Description

The warehouse comprises half of a much larger facility, it is completely self-contained with its own access and substantial secure concreted yard and ample car parking provision. The warehouse has a single level loading door and the eaves height ranges from 6.0m – 11.0m at the apex.

Internally, there are integral ground floor offices with all amenities and a substantial mezzanine storage area above.

Floor	Sq ft	Sq m
Warehouse	29,991	2,786
GF Office	2,025	188
Mezzanine	3,846	357
TOTAL	35,862	3,332

Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. HD2532/RPC/JLL Hollister 12/23.

Tenure

A new FRI Lease is available for a term of years to be agreed.

Rent

On application.

EPC

Rated as B(45).

Legal Costs

Each party to be responsible for their own legal costs.

VAT

All figures are exclusive of VAT if applicable.

Rateable Value

The Rateable Value is £148,000.

Please contact the agents for rates payable.

Viewing

For further information or to arrange a viewing, please contact.



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