

Unit 1 Unity Road

Keynsham BS31 1NQ

Available
Jan 2027 with
new roof



Rare Find: The only unit of this size available in East Bristol & Bath

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
- Up to 59 parking spaces
- Under refurbishment
- Eaves height from 6–11m
- Ground floor offices
- New roof
- EV charging enabled
- Power supply of 138KVA
- Solar PV installed



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 layout of the warehouse is a semi detached property that benefits from its own access, yard, loading, amenity space and offices. There is a substantial secure concreted yard and up to 59 parking spaces. The warehouse has a single level loading door and the eaves height of the mono pitch roof ranges from 6.0m – 11.0m.

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

The landlord is currently undertaking a substantial refurbishment of the premises including replacing the roof and installing EV charging capabilities.

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

Tenure

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

Rent

On application.

EPC

Rated as C-75.

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 £162,000 April 2026. Please contact the agents for rates payable.

Viewing

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



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