

BRAND NEW HIGH SPECIFICATION INDUSTRIAL UNITS—TO LET

Units A & B, Pixash Business Centre, Pixash Lane, Keynsham, Bristol, BS31 1TP



- High specification industrial units
- 5,243 sq ft (487 sq m) Gross internal area
- Possibility of taking both units to provide 10,486 sq ft (974 sq m) GIA
- 6M minimum eaves Height
- Excellent location in Keynsham with fast road links to Bristol and Bath
- EV charging points



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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 **BURSTON
COOK**
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LOCATION

The property is located just off Pixash Lane in Keynsham. Bath is approximately 6 miles east and Bristol is approximately 7 miles west. Junction 3 of the M32 is 7 miles from the property, which in turn provides access to the M4 motorway, with the M4/M5 Interchange 14 miles away.

There are many industrial and trade counter occupiers in the area, including Jewson and Sydenhams Builders Merchants, Ashmead Roofing Supplies, Ashmead Electrical & Wholesales, Howdens, Milk & More and Avon and Somerset Police.

Local amenities include Waitrose, Dominos and KFC.

DESCRIPTION

The property comprises two modern industrial units.

The specification includes:

- Roller shutter doors to the front elevations.
- Aluminium framed pedestrian door, with glazed windows adjacent and above.
- First Floor.
- LED Lighting.
- Circulation space and allocated parking.
- Landscaped setting.
- Minimum eaves height of 6.0m.

ACCOMMODATION

The units provide gross internal areas of:

| | Sq M | Sq Ft |
|------------------|------------|---------------|
| Unit 1 | | |
| Ground Floor | 365 | 3,929 |
| First Floor | 122 | 1,314 |
| Total GIA | 487 | 5,243 |
| Unit 2 | | |
| Ground Floor | 365 | 3,929 |
| First Floor | 122 | 1,314 |
| Total GIA | 487 | 5,243 |
| TOTAL: | 974 | 10,486 |

TENURE

The units are available on new full repairing and insuring leases on terms to be agreed.

RENT

Quoting rent is available upon application.

PLANNING

The units benefit from Use classes B8 and E(g)

BUSINESS RATES

The business rates are to be assessed .

VAT

All figures quoted are exclusive of VAT, if applicable.

EPC

Anticipated EPC will be 'A' rated.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the joint agents:

Burston Cook

FAO: Charlie Kershaw MRICS

Tel: 0117 934 9977

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SUBJECT TO CONTRACT

June 2026

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