

# 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**  
0117 934 9977

## 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
<b>Unit 1</b>		
Ground Floor	365	3,929
First Floor	122	1,314
<b>Total GIA</b>	<b>487</b>	<b>5,243</b>
<b>Unit 2</b>		
Ground Floor	365	3,929
First Floor	122	1,314
<b>Total GIA</b>	<b>487</b>	<b>5,243</b>
<b>TOTAL:</b>	<b>974</b>	<b>10,486</b>

## 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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### Carter Jonas

FAO: Alison Williams

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## SUBJECT TO CONTRACT

June 2026

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