

TO LET (MAY SELL)

BRISTOL

A4 KEYNSHAM BYPASS

BATH



# UNITY ROAD KEYNSHAM

DUE TO RELOCATION TO LARGER PREMISES

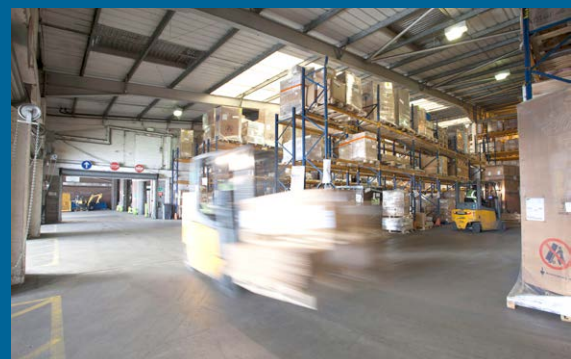


DETACHED WAREHOUSE/OFFICE WITH SECURE YARD

**84,676 sq ft** (7,866.66 sq m)

**on 4.367 acres** (1.767 hectares)

Unity Road Keynsham Bristol BS31 1DT



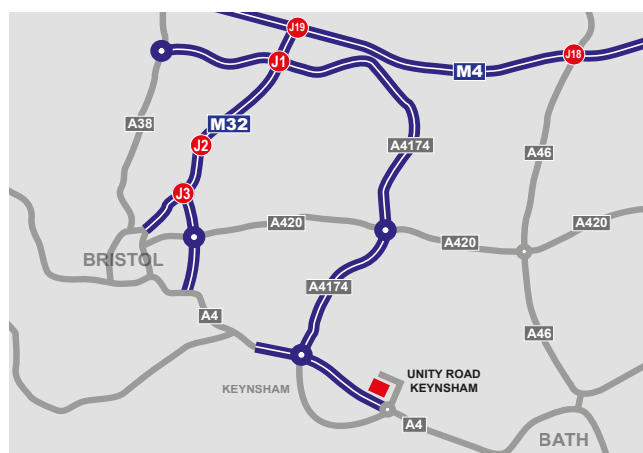




## LOCATION

The property is located adjacent to the A4 Bath Road with the rear elevation overlooking the Keynsham Bypass. Unity Road connects with the A4 Bath Road via Broadmead Lane.

This location is well established with other occupiers in the immediate vicinity including Waitrose, Jewson, Avon and Somerset Constabulary, Dominos & KFC. Keynsham town centre is situated approximately 1.5 miles to the south west with the Avon ring road (A4174) link to the M32/M4 approximately 2 miles to the west. Bristol city centre is 6.5 miles to the north west with Bath 7.5 miles to the south east.



## DESCRIPTION

The property comprises a detached distribution building with integral office accommodation, commercial vehicle workshop and loading canopy. The building benefits from the following features:

- Secure site
- Two separate access points
- Car park incorporating approx. 65 spaces
- Combination of surface level and loading dock access points
- Internal height to the eaves ranging from 5.8 to 9m
- Integral 2 storey office content
- Commercial vehicle maintenance bay

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground floor (warehouse/office/workshop)	66,715	6,198.03
First floor office	2,485	230.86
Mezzanine	3,817	354.6
Canopy	11,657	1,083
<b>TOTAL</b>	<b>84,676</b>	<b>7,866.66</b>
<b>TOTAL SITE AREA</b>	<b>4.367 ACRES</b>	<b>1.767 HECTARES</b>

## SERVICES

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations. Any occupier must satisfy themselves independently as to the state and condition of the installations.

## BUSINESS RATES

The property is currently assessed as "Warehouse and Premises" with a Rateable Value of £175,359

## PLANNING

We are advised that the building has consent for warehousing/distribution uses (class B8). Applicants are advised to make their own enquiries with BANES Council [www.bathnes.gov.uk](http://www.bathnes.gov.uk) or 01225 394041.

## RESTRICTIVE COVENANT

The Title incorporates a restriction against the sale of Food (for human or animal consumption), Wines, Spirits and Tobacco. Further details are available upon request.

## LEASE

The property is offered by way of a new full repairing and insuring lease for a term of years to be agreed to incorporate 5 yearly upward only rent reviews. The landlords may be prepared to consider a sale of their freehold interest with further details available upon request. Any sale will incorporate an overage in favour of vendors for any future uses outside those defined within classes B1c, B2 and B8 of the 1987 use classes order.

## RENT

£400,000 p/a exc

## LEGAL COSTS

The incoming tenant will be responsible for the landlord's legal costs.

## REFERENCES/RENTAL DEPOSITS

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

## ENERGY PERFORMANCE CERTIFICATE

The building has an EPC rating of C.

The Code for Leasing Business Premises in England and Wales 2007 Please see [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

## ASBESTOS REGULATIONS

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

## VIEWING

For further information, please contact the joint sole agents.

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