



Unit 1 & 2  
Pixash Business Centre  
Pixash Lane  
Keynsham  
Bristol  
BS31 1TP

Brand New Industrial Units

5,243— 10,486Sq Ft (487— 974Sq M)

- Available as a whole or in part.
- 6M eaves Height.
- Excellent nearby local facilities.
- Situated on vibrant trading estate.
- Strategic location for access to Bath & Bristol.

## LOCATION

The property is located just off Pixash Lane 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.

The area hosts a large number of industrial and trade counter occupiers, 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 industrial units of steel portal frame construction under a steel profiled composite pitched roof, incorporating translucent roof lights. The external elevations of the building will be clad in profiled panels. There is a solid concrete floor. The specification includes:

- Minimum eaves height of 6.0m.
- 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.

## VIEWINGS

Strictly by prior appointment with the sole agents Carter Jonas, 0117 922 1222.

## ACCOMMODATION

The proposed property is anticipated to extend to a gross internal area 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>

## QUOTING RENT

Rent on Application

## TERMS

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

## PLANNING

Bath & North East Somerset Council has granted planning for the Construction of 2no. industrial units (Use classes B8 and E(g)) with associated parking, external yards, landscaping and services. Planning Application 23/00660/FUL

## LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

## BUSINESS RATES

To be assessed following construction.

## VAT

All figures quoted are exclusive of VAT, if applicable.

## EPC

Anticipated EPC will be 'A' rated when completed.

## SERVICES

Mains water and drainage will be connected and 3 phase electricity supply.

Prospective occupiers should make their own enquiries regarding the capacity of services.

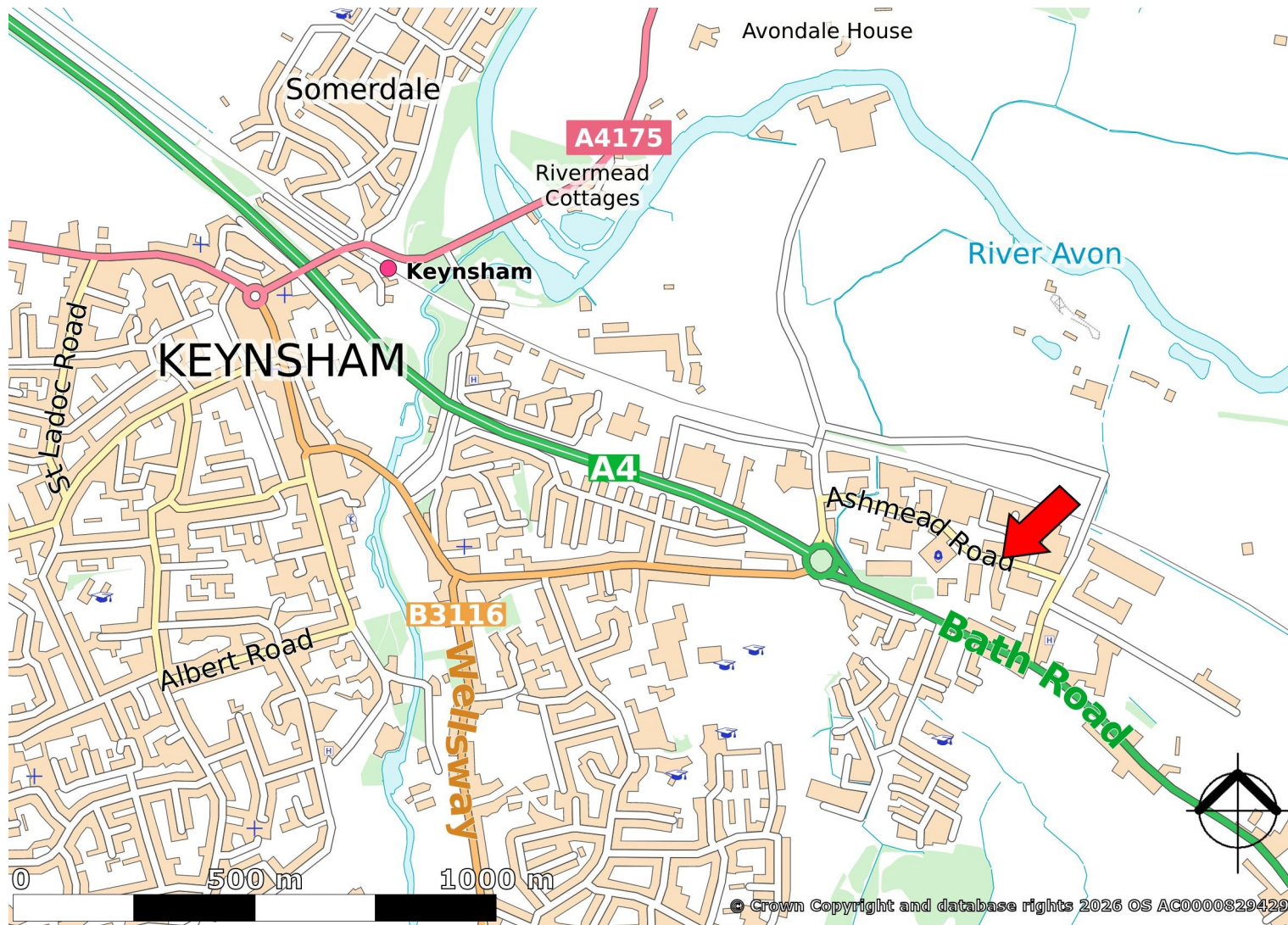


**SUBJECT TO CONTRACT**



Carter Jonas

For Identification Purposes Only



## FURTHER INFORMATION

Should you require further information please contact:

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## IMPORTANT INFORMATION

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February 2026

**Carter Jonas**