2,212 – 35,946 SQ FT (205.5 – 3,339.05 SQ M)

HIGH QUALITY OFFICE SPACE

THE CHOCOLATE FACTORY

KEYNSHAM

ENTER

OVERVIEW

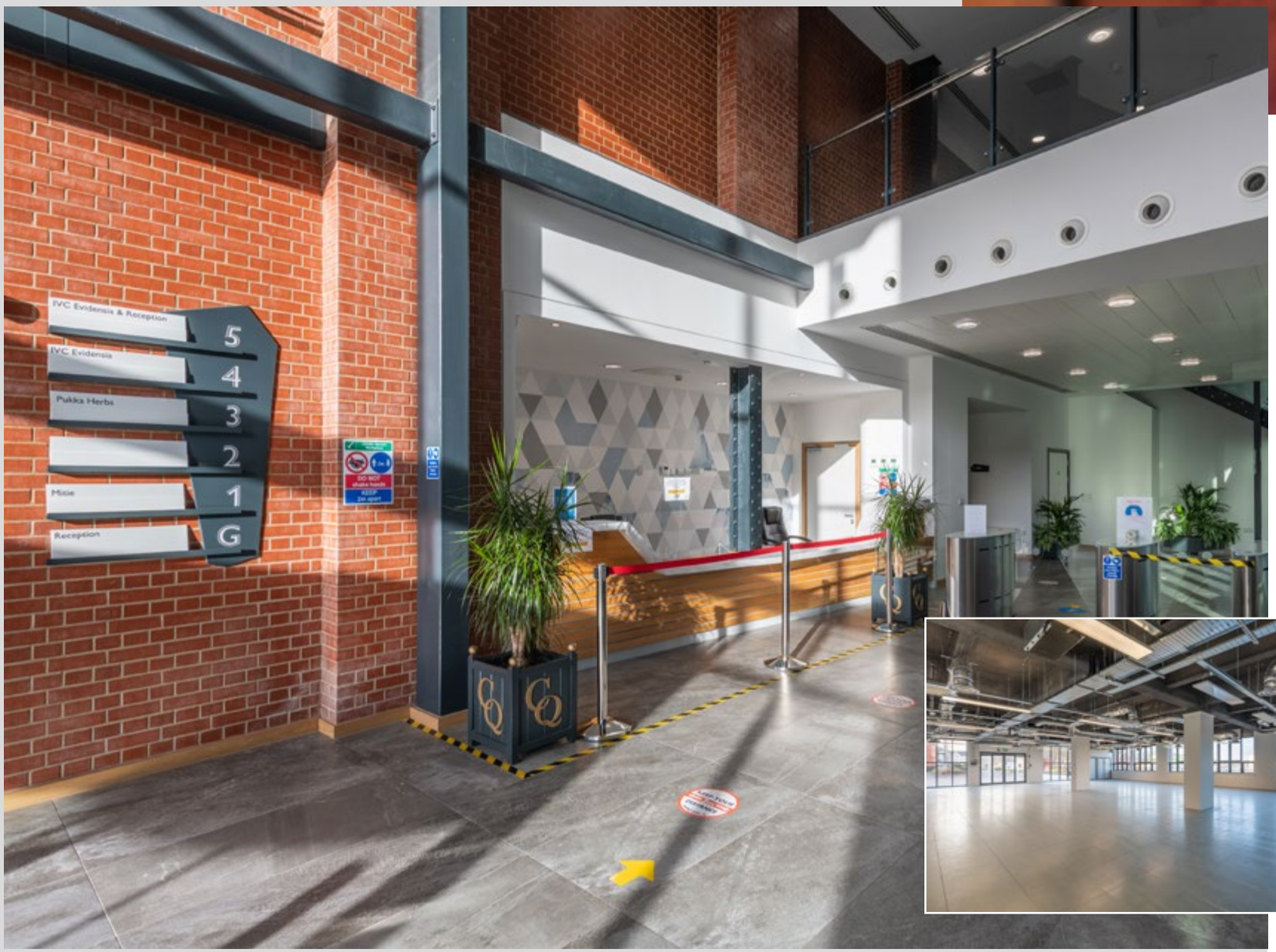




WELCOME TO THE CHOCOLATE FACTORY

The Chocolate Factory is a distinctive former industrial building comprising part of the mixed-use Chocolate Quarter development which has been comprehensively refurbished and provides highly flexible office accommodation with secure basement car parking, additional onsite flexible car parking arrangements and cycle parking facilities.

DESCRIPTION





AN EXCITING NEW CHAPTER FOR KEYNSHAM

The property has been comprehensively refurbished to provide high quality office space arranged over ground and five upper floors to the following specification:

- Large flexible open plan floor plates;
- Distinctive building providing high quality modern specification accommodation;
- Double height reception;
- Excellent levels of natural light with interesting views in all directions;
- Fully accessible raised floors throughout;
- Air conditioning throughout;
- LED lighting;
- Exposed ceiling to maximise floor to ceiling height;
- Secure basement car parking and additional onsite flexible car parking arrangements;
- Secure on site cycle parking with shower facilities and drying room;
- A number of lettings have already been agreed and occupiers include IVC, Mitie and St. Augustine's Doctors Surgery.

SITE PLAN

The Chocolate Factory is part of a wider development completed by St Monica's Trust called The Chocolate Quarter. The £80+ million pound development opened in autumn 2017 and is home to a number of high profile occupiers. In addition to the 86,000 sq ft offices, the scheme includes 184 assisted living apartments, a 90-bed care home as well as a range of retail and leisure facilities including a café, gym, sports bar and social club, sport pitches and a new convenience store.



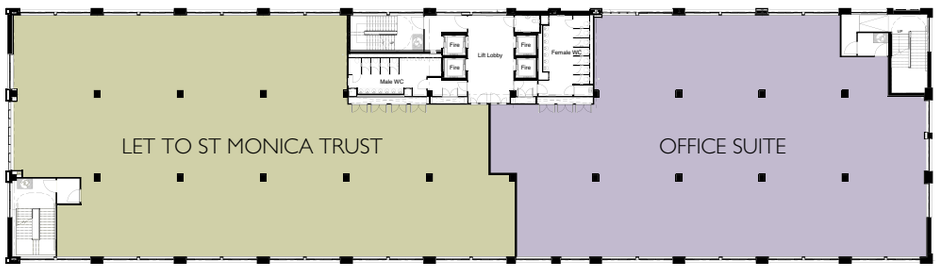




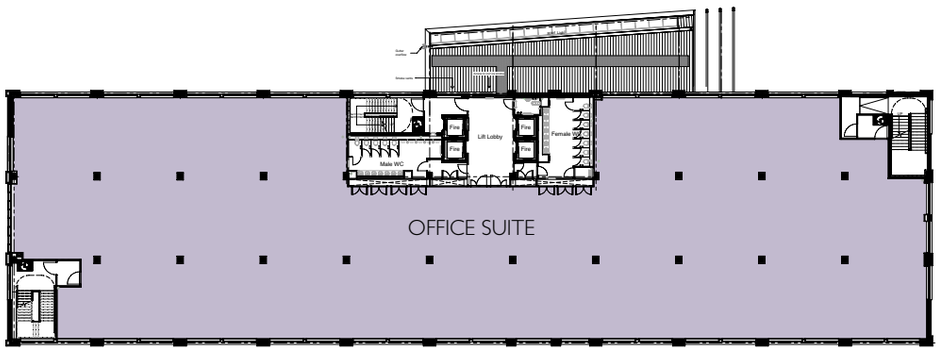
ACCOMMODATION



3rd Floor Accommodation



2nd Floor Accommodation



1st Floor Accommodation

Available Accommodation:

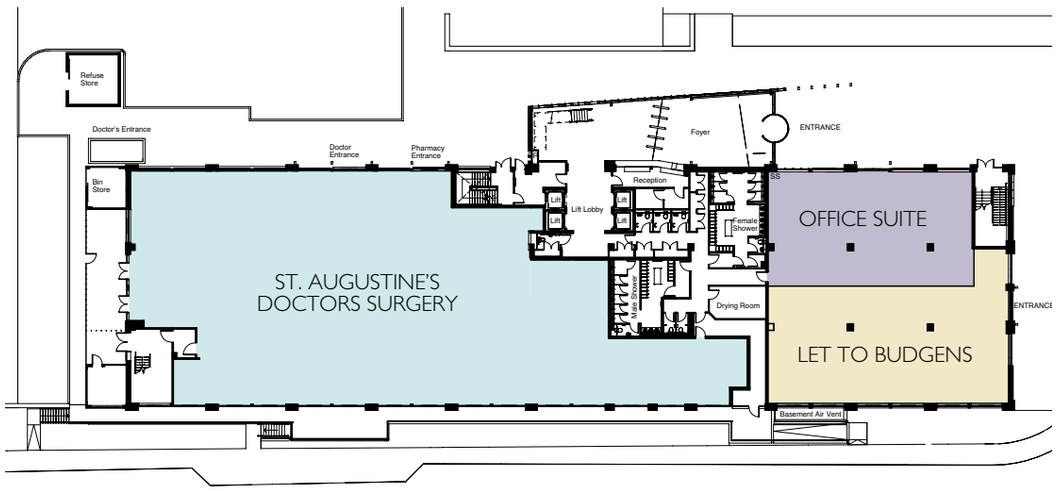
Ground Floor - Approximate Areas

Area	Sq m	Sq ft	
GP Surgery	LET to St. Augustine's Doctors Surgery		
Ground Floor Retail	LET to Budgens		
Ground Floor Office	**205.5**	**2,212**	**AVAILABLE**

Office Accommodation Approximate Areas

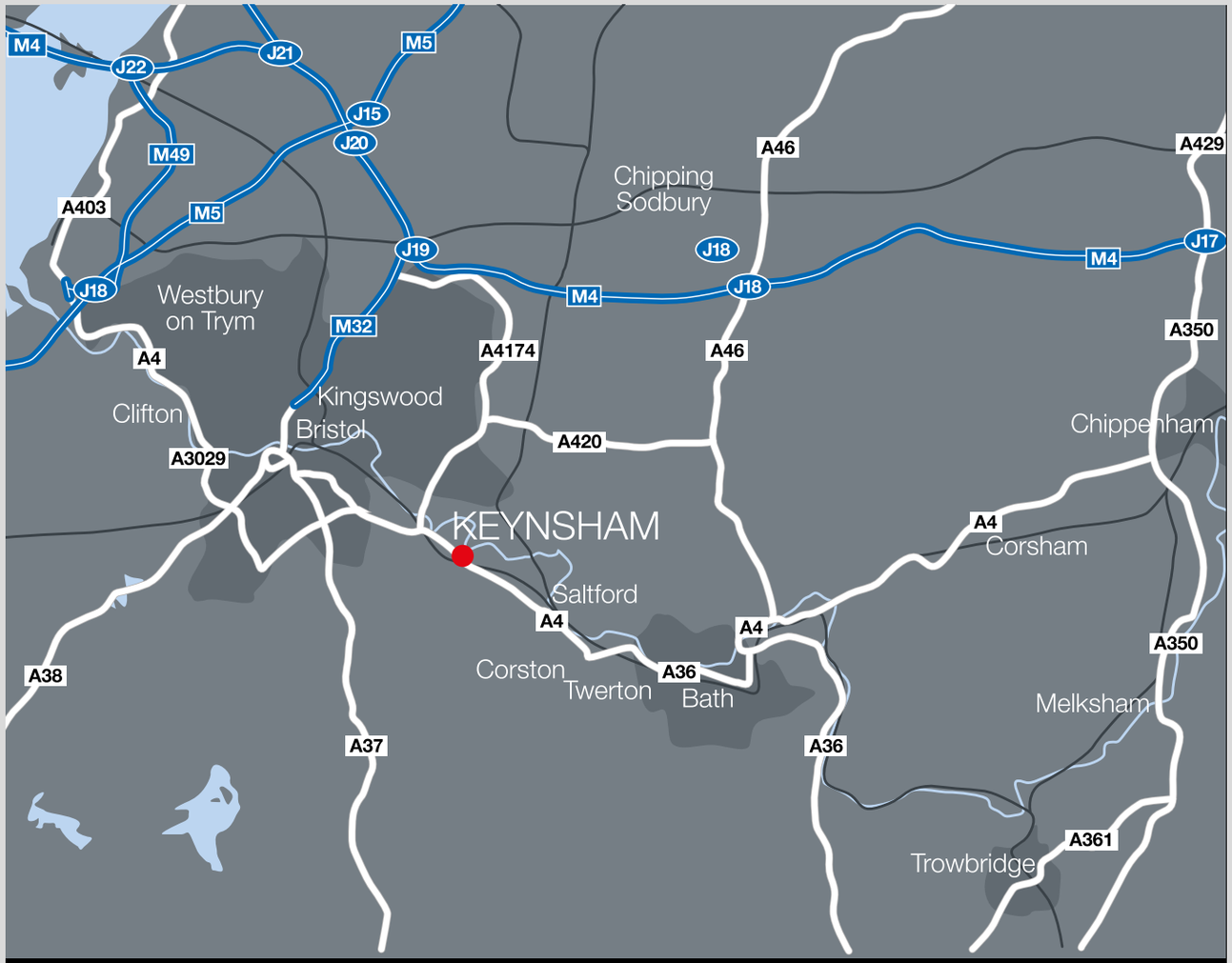
Area	Sq m	Sq ft	
First	**1,589**	**17,101**	**available from 2029****
Part Second	**748.05**	**8,052**	**AVAILABLE**
Part Second	LET to St Monica Trust		
Part Third	**797**	**8,581**	**AVAILABLE**
Part Third	LET to VeSync		
Fourth	LET to IVC		
Fifth	LET to IVC		
Total availability	**3,339.05**	**35,946**	

** all areas are subject to joint on site measurement on completion ** First floor – available early by negotiation*



Ground Floor Accommodation

LOCATION & COMMUNICATIONS



ZOOM IN

The Chocolate Factory comprises part of the former Cadbury factory and associated complex occupying a prominant location on the north western fringe of Keynsham, roughly midway between Bristol and Bath.

The site benefits from a large amount of established mature landscaping and has undergone a comprehensive regeneration to provide a mixed residential, care home and employment community.

Situated alongside the River Avon and enjoying excellent views in all directions, the property offers distinctive but highly efficient and flexible accommodation arranged over ground, second and third floor levels.

The development benefits from easy access to Keynsham town centre which is less than half a mile away and which provides a very wide range of occupier amenities.

In addition, Keynsham Station is within a quarter of a mile of the property and provides regular services to Bath, Bristol and across the region.

Road

M4 J19	10 miles (16 km)
M5 J19	12.5 miles (20.1km)
Central Bristol	5.8 miles (9.3 km)
Bath	8.4 miles (13.5 km)

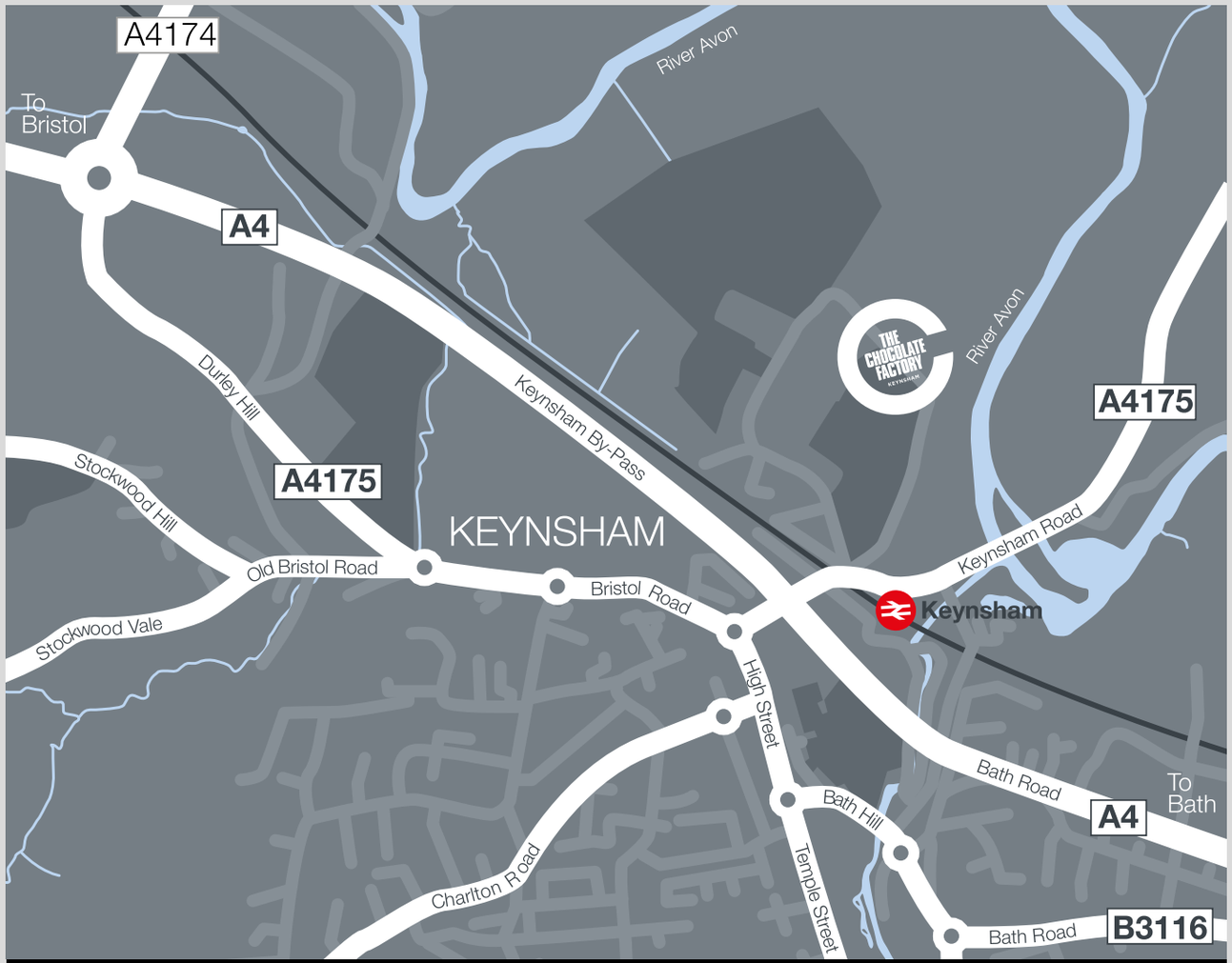
Rail

Keynsham Train Station	< 5 mins walk
Bristol Temple Meads	8–10 mins journey time
Bath Spa Train Station	7–10 mins journey time

Air

Bristol International Airport	12.2 miles (20 km)
Southampton Parkway Airport	67.9 miles (109 km)
Exeter International Airport	81.5 miles (131 km)
London Heathrow Airport	103 miles (166 km)
Plymouth City Airport	123 miles (198 km)

LOCATION & COMMUNICATIONS



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LOCAL AMENITIES













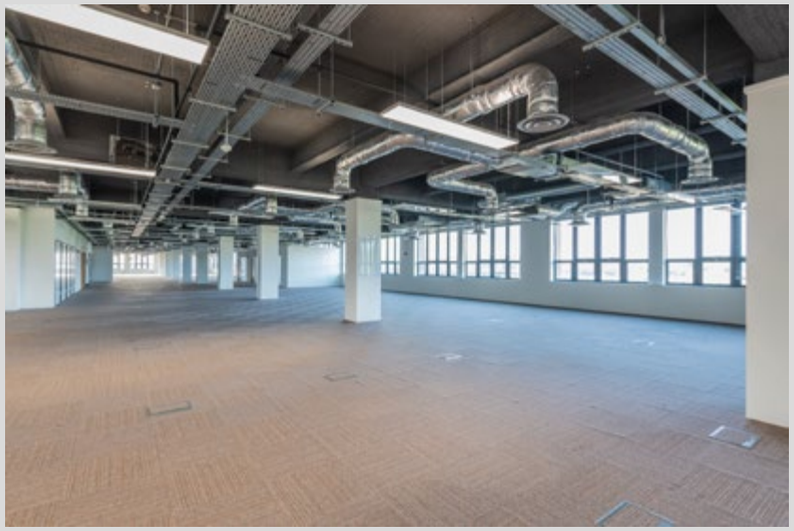
The property offers immediate access to the market town of Keynsham together with Keynsham station both of which are less than half a mile from the development.

Keynsham town centre has recently undergone major redevelopment and offers a wide range of amenities for occupiers. In addition Keynsham station provides regular services to both Bristol Temple Meads and Bath Spa Stations which in turn give access to the national rail network.

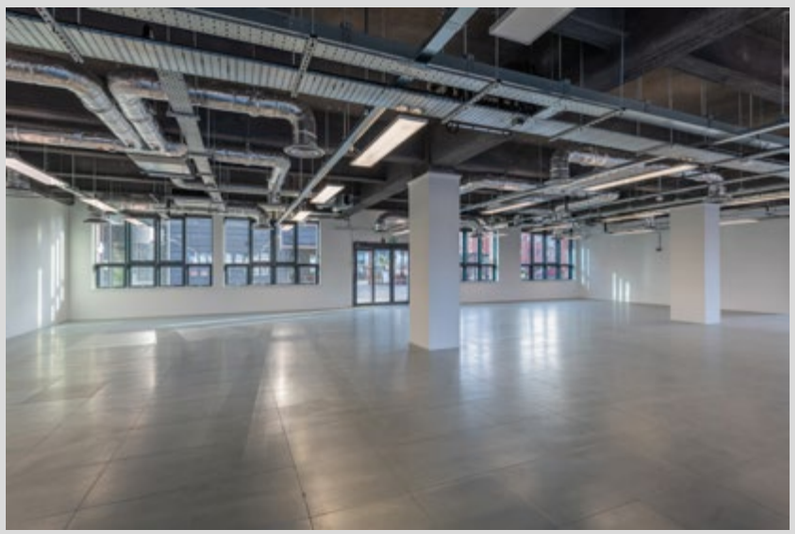
Onsite amenities include a new convenience store and sports and social club. In addition to this there is also a café, restaurant, gym, swimming pool and spa facilities in the adjoining Chocolate Quarter.

GALLERY











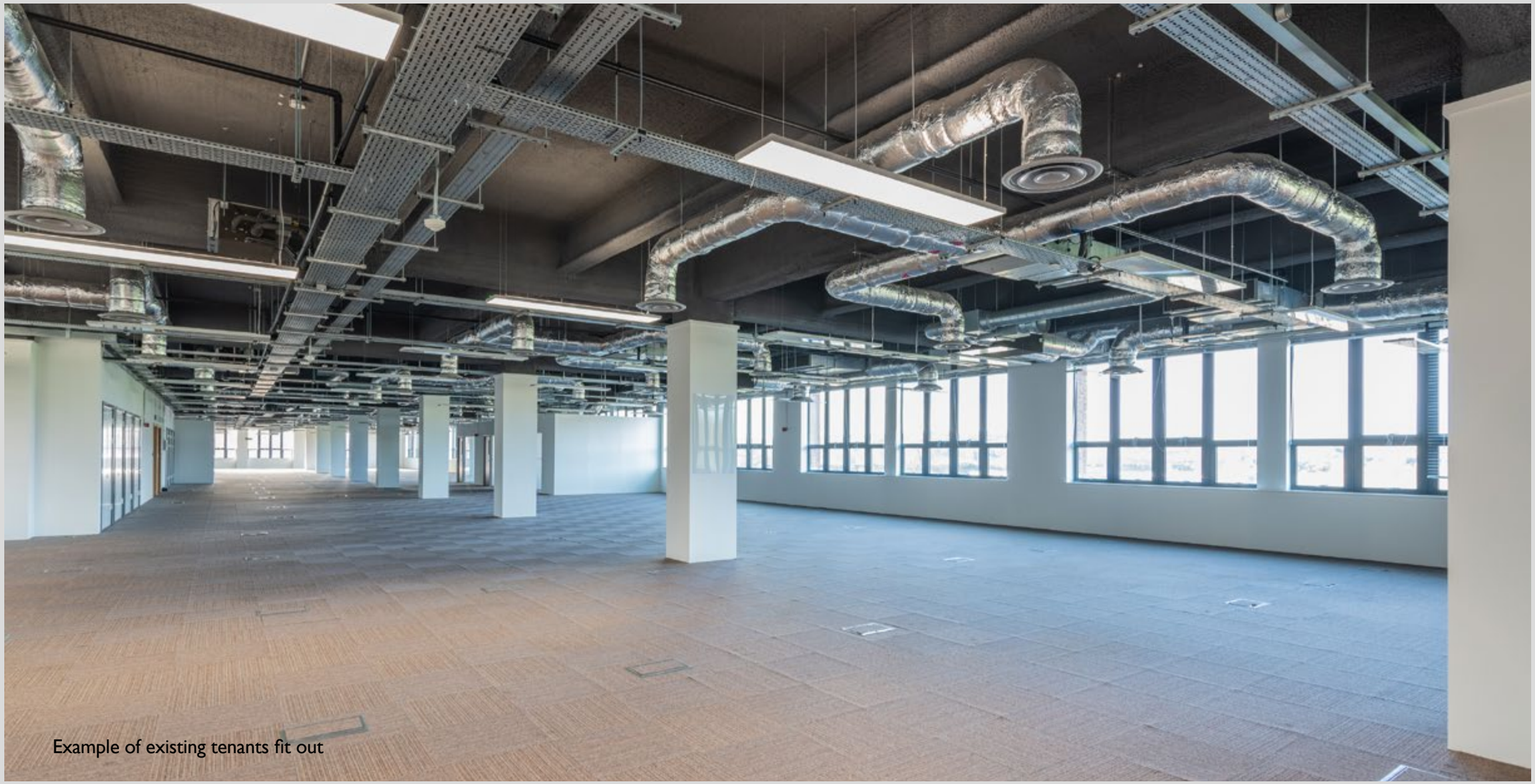


GALLERY



Example of existing tenants fit out

GALLERY

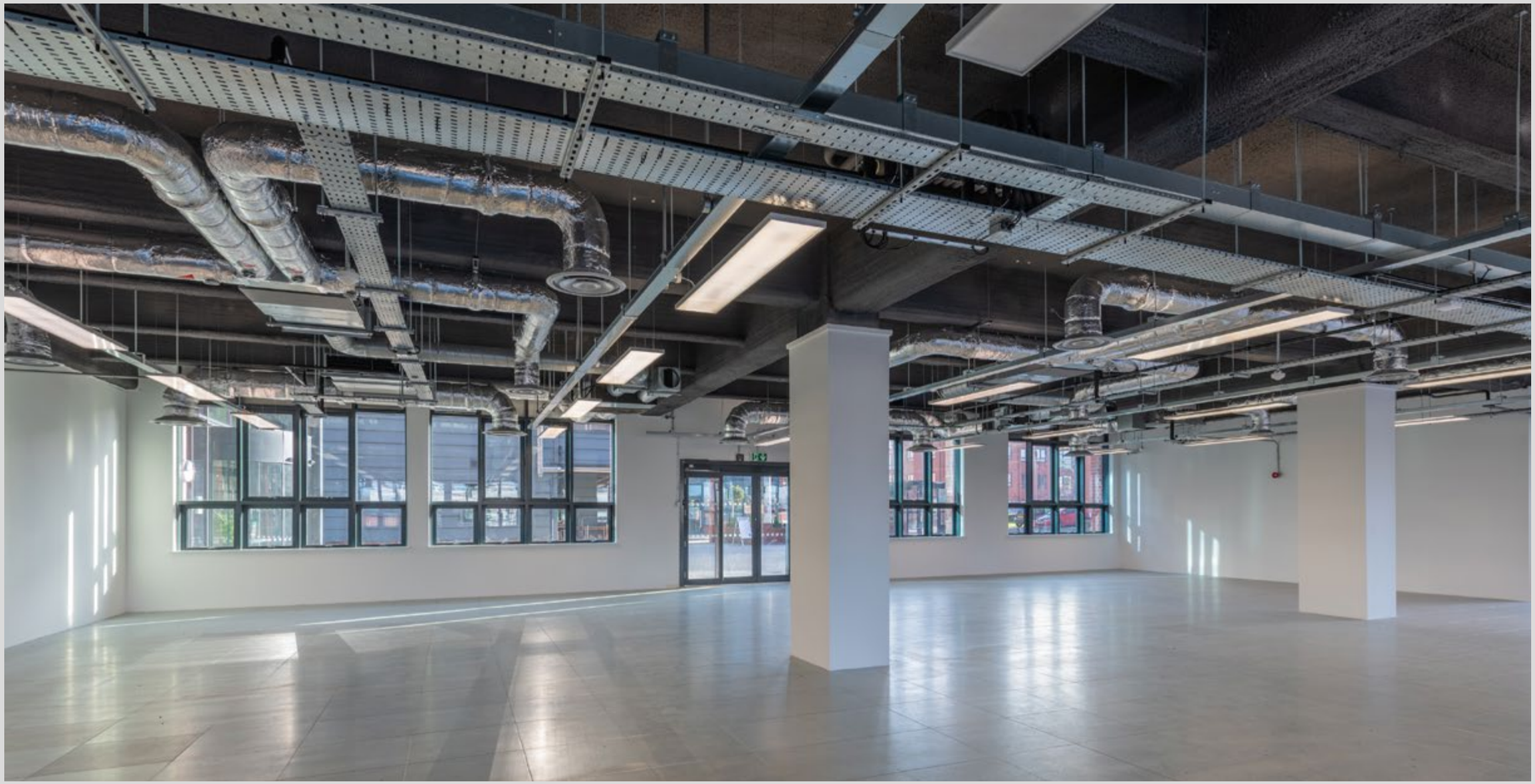


Example of existing tenants fit out

GALLERY



GALLERY



GALLERY



GALLERY



FURTHER INFORMATION

CAR PARKING
The property benefits from a mixture of secure basement and surface level car parking which will be allocated on a pro-rate square footage basis together with secure cycle parking. Additional onsite car parking is available by way of a separate licence.

AVAILABILITY
The property is available as a whole or on a floor by floor basis by way of new Full Repairing and Insuring leases for a term of years to be agreed.

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

RATEABLE VALUE
Interested parties should make their own enquiries to Bath and North East Somerset Council to ascertain the exact rates payable.

LEGAL COSTS
Each party to be responsible to for their own legal costs incurred in any transaction.

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

THE CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007
Please see **www.leasingbusinesspremises.co.uk**

ENERGY PERFORMANCE CERTIFICATES
All available suites have an EPC rating of 'A'.
Further information is available upon request.

www.thechocolatefactorykeynsham.net

CONTACT

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