



## Unit 12B Broadmead Lane

Keynsham, Bristol, BS31 1ST

£17,000



Forming part of the old Keynsham Soap Factory, built circa 1881, this is a mid-terrace freehold industrial unit situated on the north side of the estate set along side the river Avon.

In total the property offers 286 sq. m./3,074 sq. ft. (including mezzanine) plus additional yard/forecourt area of approximately 160 sq. m. The ground floor is an open plan space with vehicular entrance. In addition there is a galleried mezzanine level with potential to further extend if additional space is required. The property is currently used for storage but has previously been used for vehicle repairs and wood working. The additional yard provides parking for at least 10 cars and offers potential to further extend the unit if required. The property is suitable for a variety of different uses.

Prior to occupation the landlord is completing a series of works including:

- Raising of the internal floor area
- Rewiring
- Decorating



Ground Floor

195 sq.m/2,104 sq. ft. With vehicular access with roller shutter door. The opening is approximately 3.5m high by 3.5m wide. WC and stairs to Mezzanine level.

Mezzanine

90.8 sq.m/977 sq. ft Built within the roof trusses this is a galleried mezzanine level with potential to extend further. Ceiling height: 9m to apex of roof. Ground Floor to Mezzanine: 4.1m Mezzanine to Apex: 4.9m

Outside

To the front of the property is a large open fronted yard/forecourt of approximately 161 sq.m with the option to enclose to create a secure compound. There may be potential to further extend the existing building subject to necessary consents.

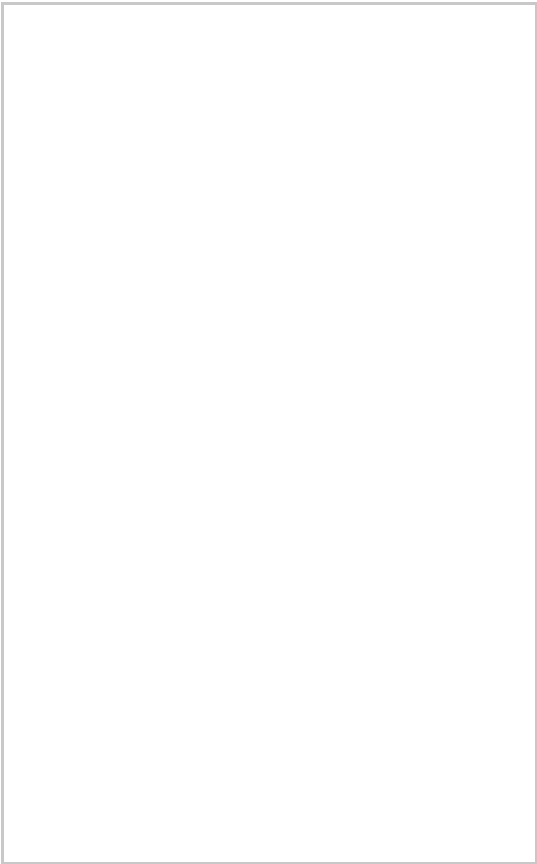
Agents Note

The property is situated in flood zone 1 and the has been known to flood. The current owner has installed floor barriers and pumps to mitigate this issue with further works planned.

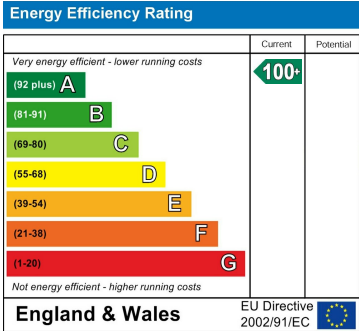
Area Map



Floor Plans



Energy Efficiency Graph



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