

UNIT 18 WANSDYKE WORKSHOPS,
UNITY ROAD, KEYNSHAM
BS31 1NH
TO LET (Available November 2025)



Location

The unit is located on the Wansdyke Workshops Estate and has access from the A4 Keynsham Bypass via Broadmead Lane. The Industrial Estate has good access to Bristol and Bath, both approximately 6 miles away and is close to the Avon Ring Road.

Accommodation

Floor area: approximately 101 square metres (1,089 sq ft) gross internal area. The property can be accessed through 2 full height roller shutter doors with integral personnel door.

Parking: There is space to the front of the unit for car parking, together with a communal car park for tenants and employees within the industrial estate.

All measurements are approximate and measured in accordance with the relevant RICS Code of Measuring Practice

Terms

The premises are offered on an internal repairing plus service charge lease and will be contracted out of the provisions of the Landlord and Tenant Act 1954.

The service charge is apportioned on a percentage floor area basis and charged separately to the rent. The landlord provides buildings insurance and the recharge is also apportioned on a floor area basis. The tenant is responsible for utilities.

Rent

The Council are quoting a rent of £11,500 per annum exclusive.

Rates

As at 1st April 2025, the rateable value is £10,750. The current small business rates multiplier is 49.9p pence in the £. Rates are therefore approximately £5,364 per annum.

Small Business Rate Relief of up to 100% is available on this unit, subject to meeting the necessary criteria. Interested parties are recommended to make their own enquiries with the Rating Department – Tel: 01225 477000.

Legal Costs

Each party to bear their own legal costs.

Viewing & Further Information

Strictly by prior appointment with Moira Baker:
01225 477359
moira_baker@bathnes.gov.uk

SUBJECT TO CONTRACT
WWW.BATHNES.GOV.UK

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ⁱ This document can be made available in a range of community languages, large print, Braille, on tape, electronic and accessible formats from the contact details above.

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