5,210 – 22,141 SQ FT (484 – 2,057 SQ M)
HIGH QUALITY OFFICE SPACE

THE CHOCOLATE FACTORY
KEYNSHAM
**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 on-site car parking and cycle parking facilities.
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,
- Secure on site cycle parking with shower facilities and drying room,
- A number of lettings have already been agreed and occupiers including Pukka Herbs, IVC, Mitie and St. Augustine’s Doctors Surgery.
The Chocolate Factory is part of a wider development by St Monica’s Trust called The Chocolate Quarter. The £60 million pound development opened in autumn 2017 and is home to a number of high profile occupiers. In addition to the approximately 86,000 sq ft offices, the scheme includes 140 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 and sport pitches.
ACCOMMODATION

Available Accommodation:

Ground Floor - Approximate Areas

<table>
<thead>
<tr>
<th>Area</th>
<th>Sq m</th>
<th>Sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>GP Surgery</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ground Floor Office</td>
<td>484</td>
<td>5,210</td>
</tr>
</tbody>
</table>

Office Accommodation Approximate Areas

<table>
<thead>
<tr>
<th>Area</th>
<th>Sq m</th>
<th>Sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>First</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Second</td>
<td>1,573</td>
<td>16,931</td>
</tr>
<tr>
<td>Third</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fourth</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fifth</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total availability</td>
<td>2,057</td>
<td>22,141</td>
</tr>
</tbody>
</table>

* all areas are subject to joint on site measurement on completion
The Chocolate Factory comprises part of the former Cadbury factory and associated complex occupying a prominent 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 and second 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.

### Location & Communications

<table>
<thead>
<tr>
<th>Road</th>
<th>10 miles (16 km)</th>
<th>Rail</th>
<th>&lt; 5 mins walk</th>
</tr>
</thead>
<tbody>
<tr>
<td>M4 J19</td>
<td>12.5 miles (20.1 km)</td>
<td>Keynsham Train Station</td>
<td>Bristol Temple Meads</td>
</tr>
<tr>
<td>M5 J19</td>
<td>5.8 miles (9.3 km)</td>
<td>Bristol Temple Meads</td>
<td>8–10 mins journey time</td>
</tr>
<tr>
<td>Central Bristol</td>
<td>8.4 miles (13.5 km)</td>
<td>Bath Spa Train Station</td>
<td>7–10 mins journey time</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Air</th>
<th>12.2 miles (20 km)</th>
<th>Air</th>
<th>67.9 miles (109 km)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bristol International Airport</td>
<td>81.5 miles (131 km)</td>
<td>London Heathrow Airport</td>
<td>103 miles (166 km)</td>
</tr>
<tr>
<td>Southampton Parkway Airport</td>
<td>Plymouth City Airport</td>
<td></td>
<td>123 miles (198 km)</td>
</tr>
</tbody>
</table>
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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.
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.

On site amenities include a new 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
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.

RENT
Upon application.

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
The accommodation will be assessed upon completion and 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 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/purchasers 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
Both available suites have an EPC rating of ‘A’.
Further information is available upon request.

www.thechocolatefactorykeynsham.net

CONTACT

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