Whitmarsh Lockhart

TO LET



Units 6 & 7 Porte Marsh Road, Porte Marsh Trading Estate

Calne, SN11 9BW

MODERN TRADE COUNTER UNIT IN A PROMINENT LOCATION

2,331 sq ft

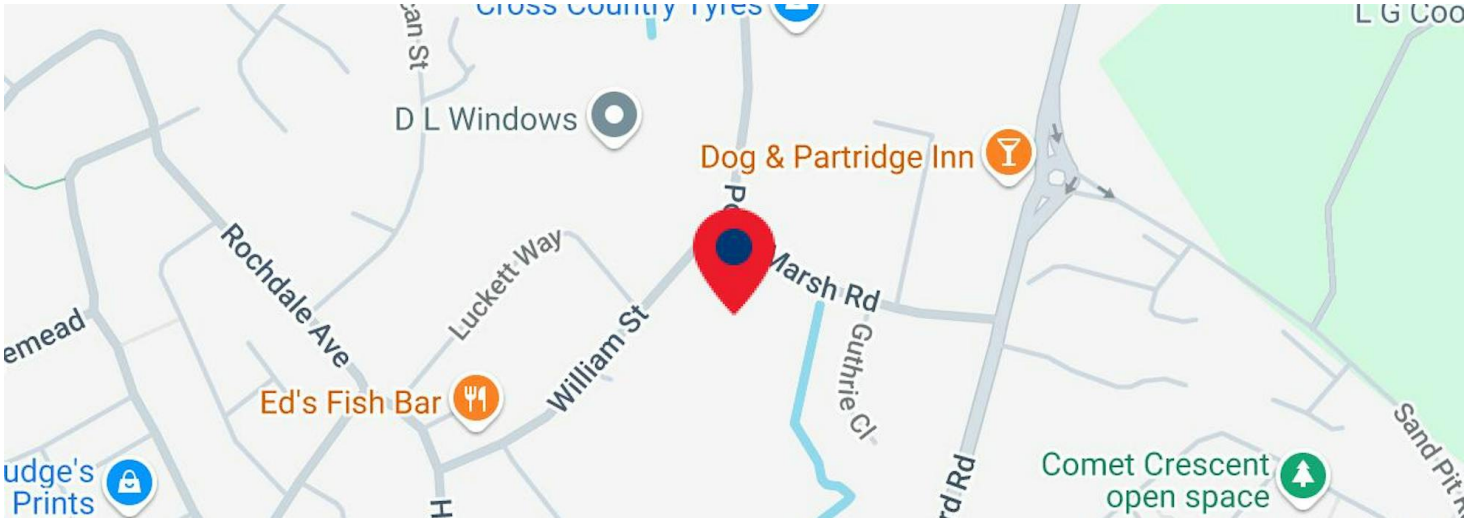
(216.56 sq m)

- MODERN TRADE COUNTER UNIT
- LIGHT INDUSTRIAL/STORAGE UNIT
- HIGH PROFILE ROAD FRONTAGE
- NEW LEASE AGREEMENT
- FULLY REFURBISHED

RICS Regulated by RICS

Units 6 & 7 Porte Marsh Road, Porte Marsh Trading Estate

Calne, SN11 9BW



Summary

Available Size	2,331 sq ft / 216.56 sq m
Rent	£24,000 per annum
Rateable Value	£20,500
Rates Payable	£8,856 per annum
EPC	C (61)

Location

Calne is well located in north Wiltshire with excellent access routes via the A4 and A3102. Junction 16 of the M4 and Swindon is 12 miles to the east. Junction 17 and Chippenham is 10 miles to the west.

Porte Marsh Trading Estate forms a principal employment area in Calne with direct access to the A3102.

Units 6 & 7 hold a prominent location fronting directly onto Porte Marsh Road which is the principal estate road.

What3words Location

///unspoiled.radar.exacts

Description

The units are constructed of a clear span portal frame with brick and metal clad elevations. The minimum internal eaves height is 3.1m and the maximum internal height is 3.5m. Each unit benefits from a commercial vehicle access door into a clear span workshop area. To the front of each unit is an office/administration area.

The units benefit from insulated electric operated doors, LED lighting and 3 phase power supply.

Outside to the front of the units is allocated parking and a service yard area.

To the side of unit 6, is an additional enclosed stores area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Unit 6 Office	160	14.86
Ground - Unit 6 Workshop/Warehouse	1,001	93
Ground - Unit 7 Office	169	15.70
Ground - Unit 7 Workshop/Warehouse	1,001	93
Total	**2,331**	**216.56**

Estate Agents Act 1979

Under Section 21 of the Estate Agents Act 1979, we give notice that a company director for the lessor/vendor is also a partner in Whitmarsh Lockhart LLP and this constitutes a declarable interest.

Viewings

Viewing and further information is strictly by prior appointment through the agent.

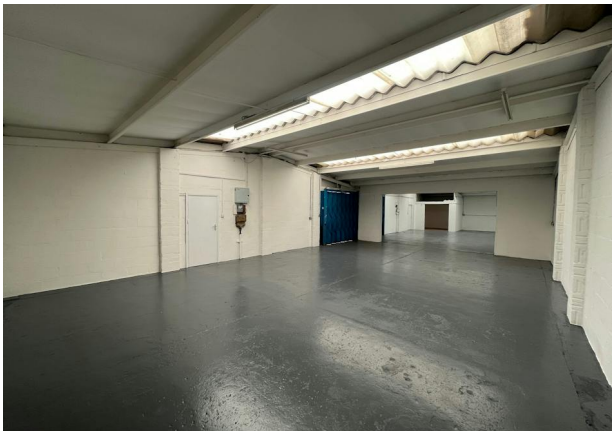


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