Whitmarsh Lockhart

TO LET



Unit 10 Porte Marsh Road, Porte Marsh Trading Estate

Calne, SN11 9BW

MODERN LIGHT INDUSTRIAL/WAREHOUSE UNIT WITH PROMINENT ROAD FRONTAGE LOCATION

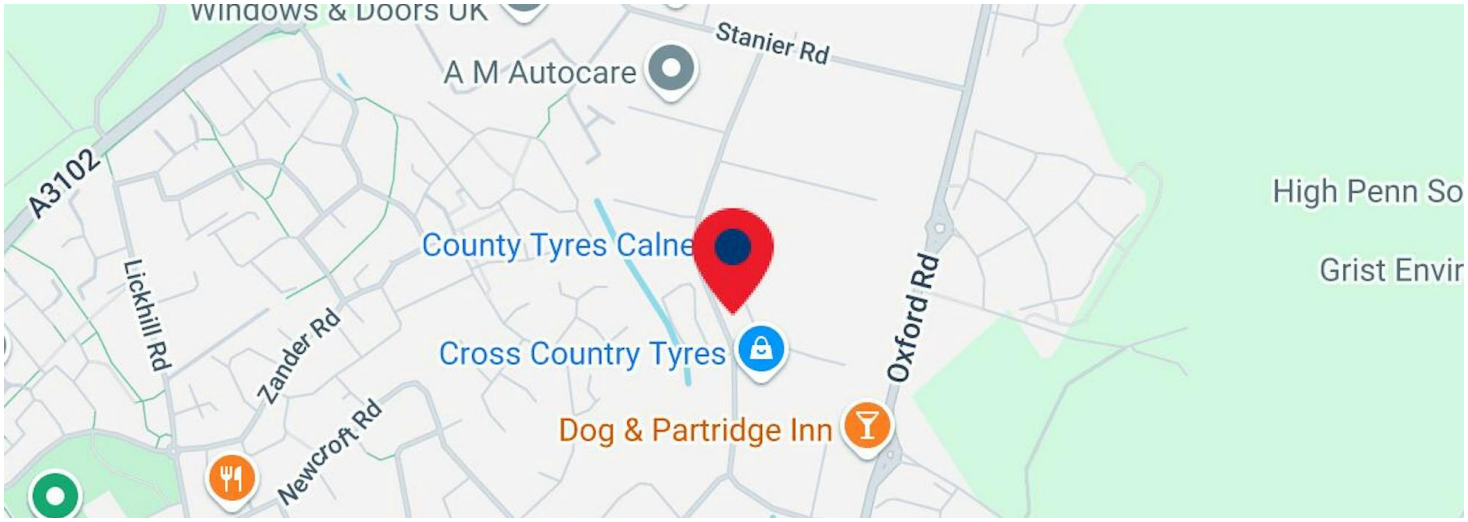
1,315 sq ft

(122.17 sq m)

- MODERN LIGHT INDUSTRIAL TRADE COUNTER UNIT
- REFURBISHED
- NEW LEASE AGREEMENT
- EAVES HEIGHT APPROXIMATE 3.5m
- PARKING AND SERVICE YARD

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Summary

Available Size	1,315 sq ft / 122.17 sq m
Rent	£13,500 per annum
Rateable Value	£7,900
Rates Payable	£3,412.80 per annum
Service Charge	N/A
EPC	C (64)

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 10 holds a prominent location fronting directly onto Porte Marsh Road which is the principal estate road.

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Description

The unit is 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. The unit benefits from a commercial vehicle access door into a clear span workshop area. To the front is an office/administration area.

Outside to the front of the unit is an allocated parking and service yard area.

The unit benefits from insulated electric operated doors, LED lighting and a 3 phase power supply.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	1,000.51	92.95
Ground - Office Kitchenette and WC	314.52	29.22
Total	**1,315.03**	**122.17**

Terms

A new full repairing and insuring lease is available. The rent quoted is exclusive of service charge, building insurance and VAT, which will be paid in addition to the rent, by the tenant.

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 sole agents.



Paul Whitmarsh MRICS
07880 728181
paul@whitmarshlockhart.com

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