Whitmarsh Lockhart

# TO LET



## Warehouse 3, Sherston Mill, Brook Hill, Sherston

Malmesbury, SN16 0NG

## MODERN MANUFACTURING / STORAGE FACILITY

**9,418 sq ft**
(874.96 sq m)

- SUITABLE FOR MANUFACTURING & STORAGE USES
- ADJOINING OFFICE & WAREHOUSE AVAILABLE
- NEW LEASE AGREEMENT
- COMMERCIAL VEHICLE ACCESS DOOR
- OUTSIDE PARKING & SERVICE YARD AREAS

# Warehouse 3, Sherston Mill, Brook Hill, Sherston

**Malmesbury, SN16 0NG**




## Summary

| | |
|---|---|
| Available Size | 9,418 sq ft / 874.96 sq m |
| Rent | £70,000 per annum |
| Business Rates | Please contact the Agents for further information |
| Service Charge | To be calculated |
| EPC | C (66) |

## Location

Sherston is well located in North Wiltshire. The village is 24 miles east of Swindon, the principal conurbation in North Wiltshire. Junction 17 of the M4 is 7 miles to the east.

Junction 18 of the M4 is 8 miles to the west, Bath 18 miles to the south, Bristol 34 miles to the west and Cirencester 18 miles to the north.

Sherston Mill holds a prominent location on the western outskirts of Sherston, directly facing the B4040 Luckington Road. The property is within walking distance of Sherston High Street.

## what3words

https://what3words.com/looms.gent.probing

## Description

Sherston Mill forms a substantial detached manufacturing/storage facility, with ancillary offices.
The manufacturing/storage area is arranged in three principal bays.

Warehouse 3 is one of the principal bays on the site and provides an end of terrace, modern, clear span portal frame storage/manufacturing unit.

Access to the unit is gained via a commercial vehicle loading door. The unit benefits from 3 phase electrical power supply together with lighting.

Outside there are parking and service yard areas to the front and rear.

Please note, additional office/storage/manufacturing space is available on the site if needed.

## Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|---|---|---|
| Ground - Warehouse 3 | 9,418 | 874.96 |
| **Total** | **9,418** | **874.96** |

## Viewings

Strictly by prior appointment through the Sole Agents




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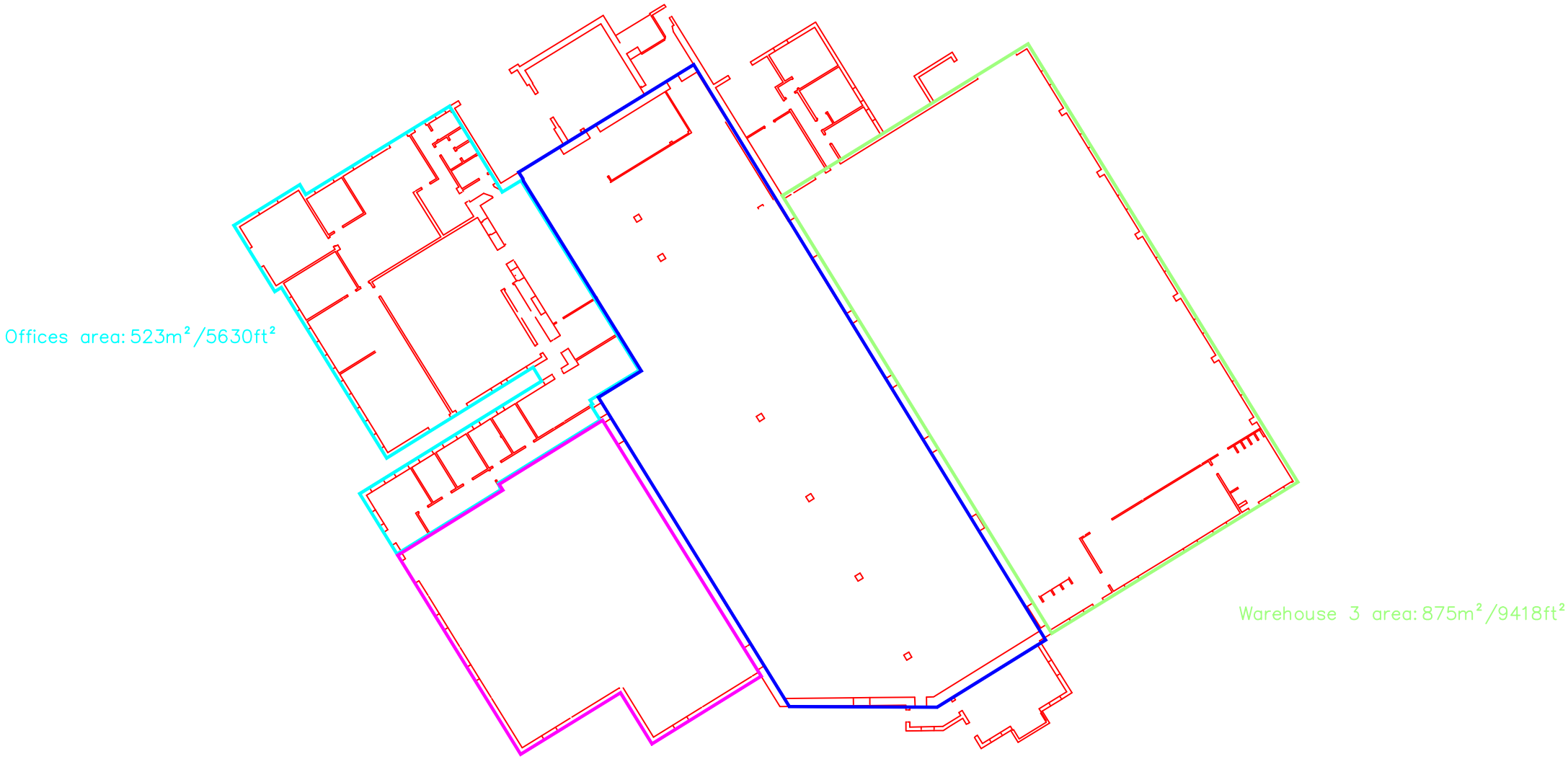
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