Whitmarsh Lockhart

TO LET



Unit 4 Clark Avenue, Porte Marsh Industrial Estate,

Calne, SN11 9BS

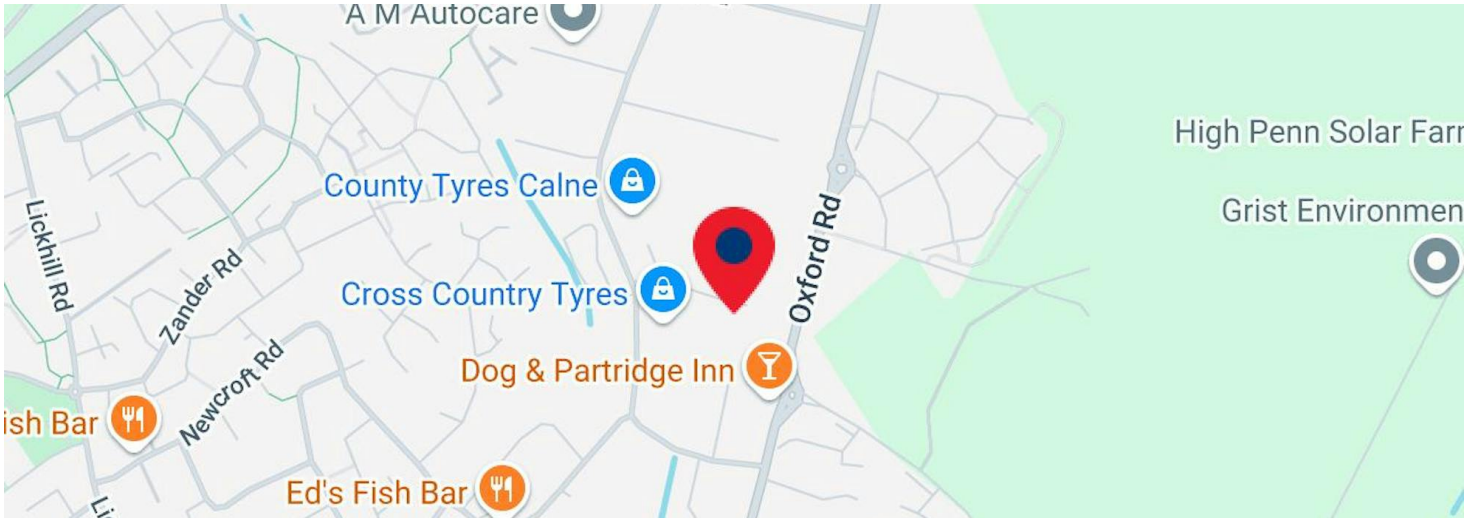
WAREHOUSE UNIT WITH PARKING

11,725 sq ft
(1,089.29 sq m)

- COST EFFECTIVE WAREHOUSING
- NEW LEASE AGREEMENT
- FLEXIBLE LEASE TERMS
- OUTSIDE PARKING AND SERVICE YARD AREAS
- MINIMUM INTERNAL EAVES 4.3M
- ADJOINING OFFICE ACCOMMODATION AVAILABLE

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Summary

Available Size	11,725 sq ft / 1,089.29 sq m
Rent	£65,000 per annum exclusive
Business Rates	Please contact the Agents for further information.
EPC	C (65)

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.

Unit 4 is centrally positioned on the estate with direct access from Clark Avenue.

///what3words

https://w3w.co/dumplings.fighters.building

Description

The unit comprises an attached warehouse building arranged in 2 portal framed bays. Vehicle access is gained through a roller shutter door. Minimum internal eaves is 4.3m.

Internally there is a fitted office/WC area.

Outside there are parking and service yards with 11 parking spaces.

The unit benefits from having a insulated metal clad replacement roof.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse Area	11,251	1,045.25
Ground - Office Area	474	44.04
Total	**11,725**	**1,089.29**

Viewings

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



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