Whitmarsh Lockhart

TO LET



Unit 4 Clark Avenue, Porte Marsh Industrial Estate

Calne, SN11 9BS

FIRST FLOOR OFFICES

3,045 sq ft

(282.89 sq m)

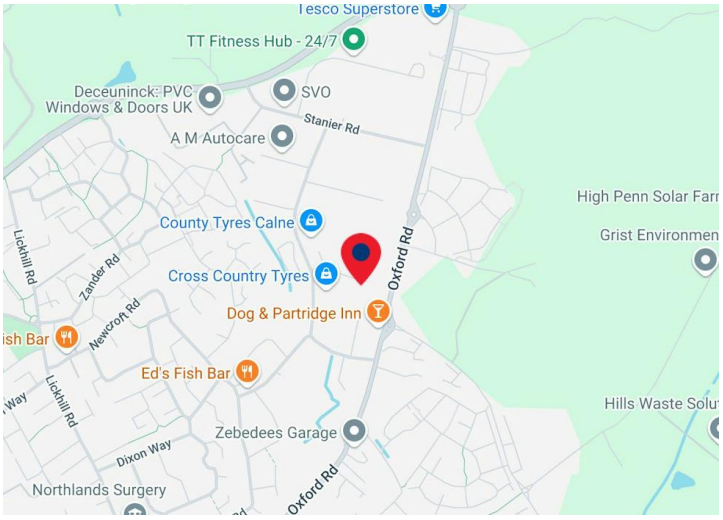
- OPEN PLAN OFFICE
- FLEXIBLE LEASE TERMS
- ATTRACTIVE QUOTING RENTAL
- LARGE OUTSIDE PARKING AREAS
- MEETING ROOM AND WC FACILITIES
- ADJOINING WAREHOUSE ACCOMMODATION AVAILABLE

RICS Regulated by RICS

Unit 4 Clark Avenue, Porte Marsh Industrial Estate

Calne, SN11 9BS





Summary

Available Size	3,045 sq ft / 282.89 sq m
Rent	£30,450 per annum exclusive
Business Rates	Please contact the Agents for further information
EPC	B (44)

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 offices are situated on the first floor and provide an open plan self contained office area with two additional offices, meeting room, WC and kitchenette facilities.

Please note the offices are to be refurbished prior to occupation.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - Main Office	2,455.25	228.10
1st - Meeting Rooms Plus Kitchen and WC facilities	54.80	5.09
Total	**2,510.05**	**233.19**

Viewings

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

Chris Jones
07500 962951
chris.jones@whitmarshlockhart.com



Paul Whitmarsh MRICS
07880 728181
paul@whitmarshlockhart.com

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