Whitmarsh Lockhart

TO LET

Unit 2 Corsham Science Park

Park Lane, Corsham, SN13 9FU

DETACHED HIGH QUALITY INDUSTRIAL/WAREHOUSE UNIT

11,724 sq ft
(1,089.20 sq m)

- PROMINENT ROADSIDE LOCATION
- HIGH QUALITY MANAGED ENVIRONMENT
- INTERNAL EAVES HEIGHT 6.2M
- LARGE ALLOCATED PARKING YARDS
- SECURE FENCED STORAGE COMPOUND
- OFFICE FITOUT BY SEPARATE NEGOTIATION

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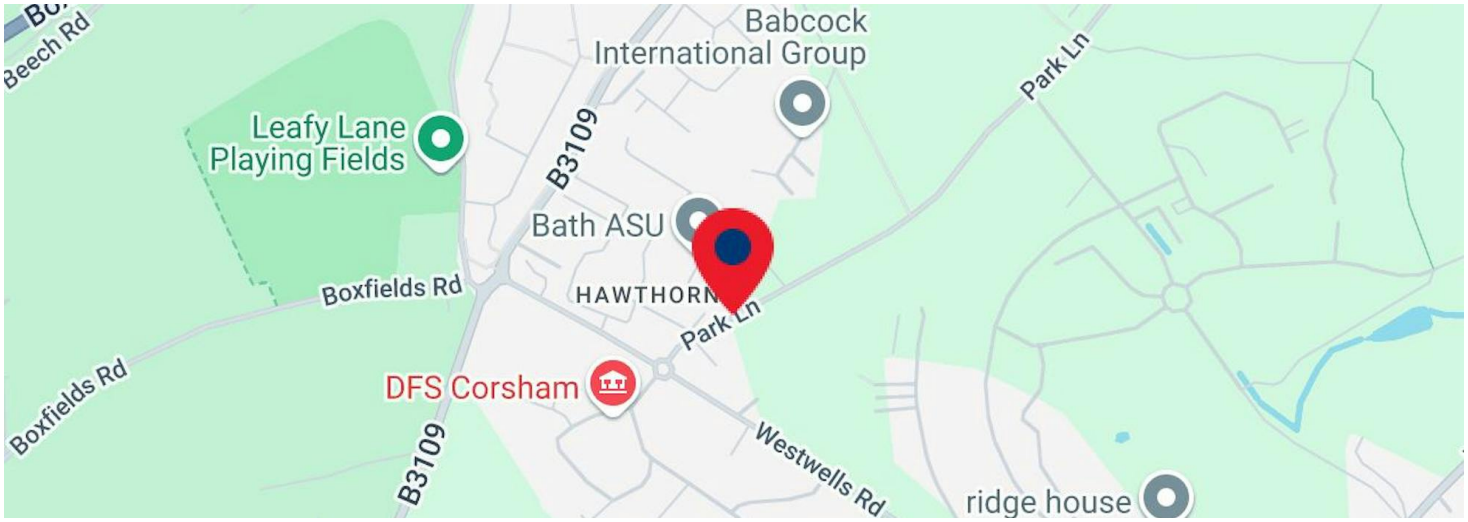

Summary

Available Size	11,724 sq ft / 1,089.20 sq m
Rent	£117,500 per annum
Rateable Value	£73,000
Rates Payable	£39,858 per annum
EPC	Upon enquiry

Location

Corsham is a popular and growing market town situated on the A4 approximately 9 miles east of Bath and 6 miles west of Chippenham. Junction 17 of the M4 is approximately 8.5 miles to the north.

The development is situated off of Park Lane, adjacent to well established occupiers including Airbus and Bath ASU. Corsham also has a large Ministry of Defence facility located nearby on West Wells Road.

Unit 2 holds a prominent location at the front of the Park.

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https://what3words.com/catchers.cross.banana

Description

Unit 2 Corsham Science Park comprises a new detached industrial/warehouse unit located on the prestigious Corsham Science Park. The unit holds a prominent location directly fronting Park Lane.

The unit is constructed of a clear span portal frame with modern insulated cladding and glazed front entrance.

Vehicle access is gained via an insulated up and over door. Internal eaves height 6.2m.

The unit benefits from an LED lighting system and a 3 phase power supply. An office fitout is available by separate negotiation.

Externally there are large allocated parking areas as well as a secure fenced storage compound/parking area

Accommodation

Name	sq ft	sq m
Ground	11,724	1,089.20
Total	**11,724**	**1,089.20**

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.

Viewings

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

Paul Whitmarsh MRICS
07880 728181
paul@whitmarshlockhart.com

Chris Brooks MRICS
07733 114566
chris@whitmarshlockhart.com

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