Whitmarsh Lockhart

# TO LET




## Unit 2 Corsham Science Park

Park Lane, Corsham, SN13 9FU

## DETACHED HIGH QUALITY INDUSTRIAL/WAREHOUSE UNIT

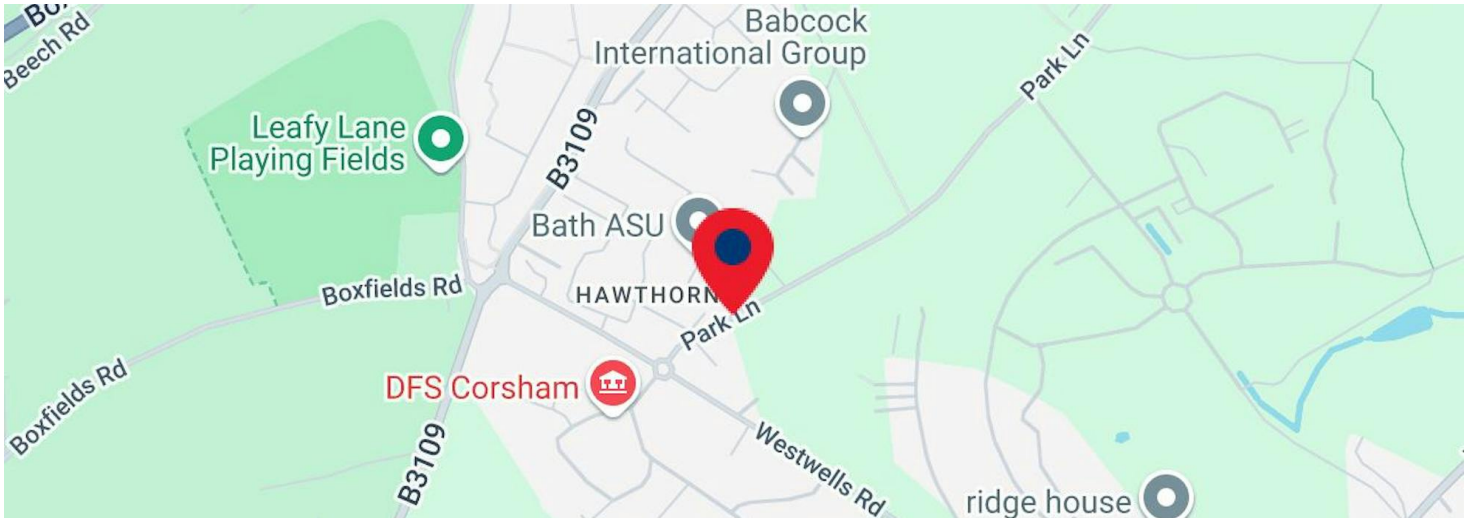
**11,724 sq ft**
(1,089.20 sq m)

- 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

RICS Regulated by RICS

# Unit 2 Corsham Science Park

**Park Lane, Corsham, SN13 9FU**




## 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.

## ///what3words

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



The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 16/11/2026










2