



## Unit 4, Charlton Business Park

Crudwell Road, Malmesbury, SN16 9RU

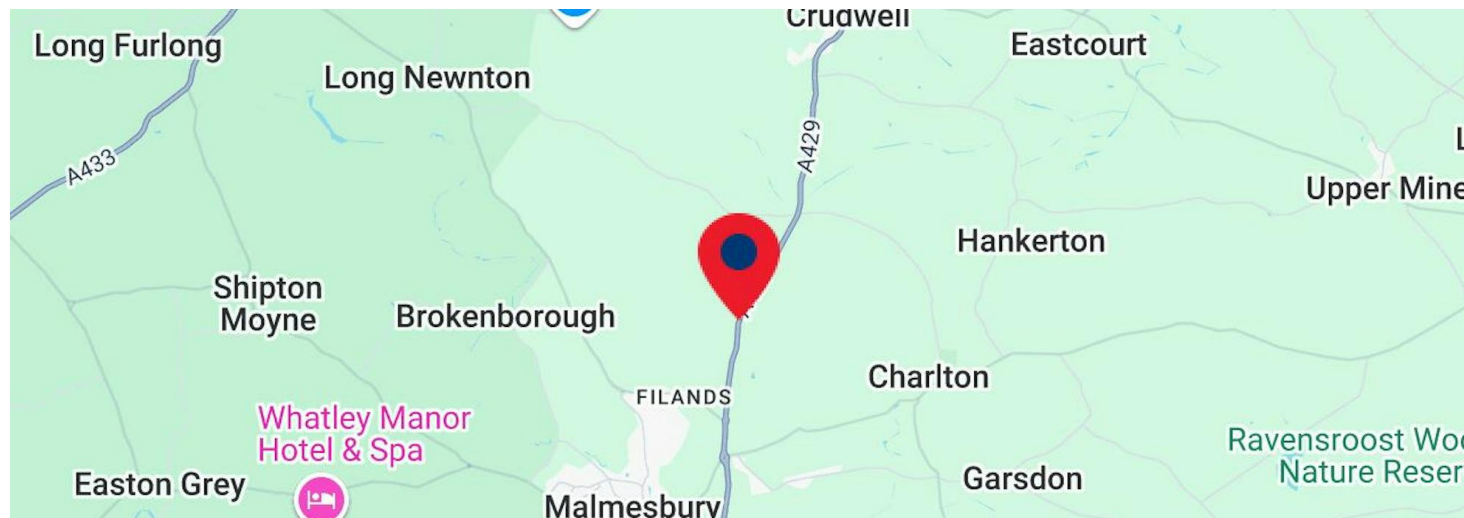
### COMMERCIAL UNIT TO LET IN A UNIQUE RURAL BUSINESS PARK SETTING

**1,308 sq ft**  
(121.52 sq m)

- SET WITHIN AN ATTRACTIVE RURAL SETTING
- PROMINENT FRONTAGE TO A429
- JUNCTION 17, M4, 7 MILES
- DEDICATED PARKING

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## Summary

|                |                           |
|----------------|---------------------------|
| Available Size | 1,308 sq ft / 121.52 sq m |
| Rent           | £21,600 per annum         |
| Rateable Value | £13,500                   |
| Rates Payable  | £5,832 per annum          |
| EPC            | D (86)                    |

## Location

Charlton Business Park is located approximately 1 mile north of the amenities on offer in Malmesbury town centre.

Benefiting from excellent transport links, the business park is approximately 7 miles from Junction 17 of the M4 motorway to the south and 10 mile south-west of Cirencester town centre. It is also only 6 miles from Kemble railway station, with it mainline railway connections.

The Business Park not only benefits from its location on the prestigious Charlton Park Estate, but also benefits from prominent frontage to the A429 main Crudwell Road.

## ///what3words

<https://what3words.com/caressed.belt.yards>

## Description

Charlton Business Park is an excellent conversion of Victorian farm buildings into a courtyard development of 6 open plan offices.

Internally, the accommodation benefits from perimeter trunking, gas fired heating, a kitchen area and toilet facilities.

The property also benefits from dedicated parking.

## Viewings

Viewing and further information is strictly by prior appointment through the agents or Charlton Park Estate Office, 01666 822146 / [estate.office@charltonpark.estate](mailto:estate.office@charltonpark.estate)



**Chris Jones**

07500 962951

[chris.jones@whitmarshlockhart.com](mailto:chris.jones@whitmarshlockhart.com)

