Whitmarsh Lockhart

TO LET



Unit 4C Snarlton Farm, Eastern Way

Melksham, SN12 7PP

MODERN WAREHOUSE/LIGHT INDUSTRIAL FACILITY

2,748 sq ft
(255.30 sq m)

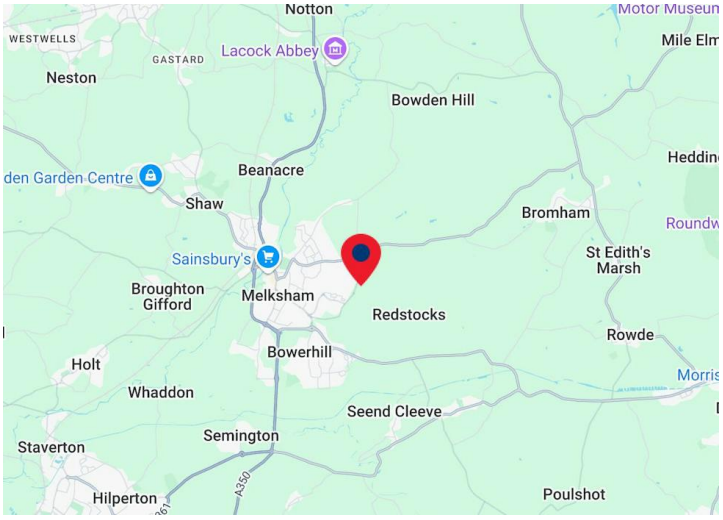
- REFURBISHED TO A HIGH STANDARD
- NEW LEASE AGREEMENT
- INTERNAL EAVES 4M
- EXCELLENT PARKING AND SERVICE YARD AREAS
- 3 PHASE ELECTRICAL POWER SUPPLY

RICS Regulated by RICS

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Summary

Available Size	2,748 sq ft / 255.30 sq m
Rent	£22,800 per annum
Rateable Value	£12,250
Rates Payable	£6,112.75 per annum
Rates Comment	Small Business Rates Relief may apply
EPC	Upon enquiry

Location

Melksham is well located in north Wiltshire, approximately 14 miles (22 km) to the south of junction 17 of the M4 Motorway along the A350.

Snarlton Farm is located on the eastern side of Melksham with direct access to Eastern Way.

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Description

The unit comprises an end of terrace facility which has been refurbished to a high standard. Vehicle access to the unit is gained via two roller shutter doors. Internal eaves height approximately 4m.

The unit benefits from a 3 phase electrical supply and water. Outside, the unit is well served by concreate parking and service yard areas.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Warehouse including WC	2,748	255.30
Total	**2,748**	**255.30**

Terms

A new full repairing and insuring lease is available. The rent quoted will be exclusive of service charge (if applicable), building insurance and VAT. Please note, these are paid by the tenant in addition to the rent.

Viewings

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



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UNIT 4C



