Whitmarsh Lockhart

TO LET



Units A & D Reybridge, Lacock

Nr Chippenham, SN15 2JY

WAREHOUSE AND STORAGE FACILITY

13,609 sq ft
(1,264.32 sq m)

- LARGE PARKING AND SERVICE YARD AREA
- MINIMUM INTERNAL EAVES HEIGHT 4M
- NEW LEASE AGREEMENT
- FITTED OFFICE AREA
- CLOSE PROXIMITY TO A350 CHIPPENHAM AND MELKSHAM
- ADJOINING OFFICES AVAILABLE

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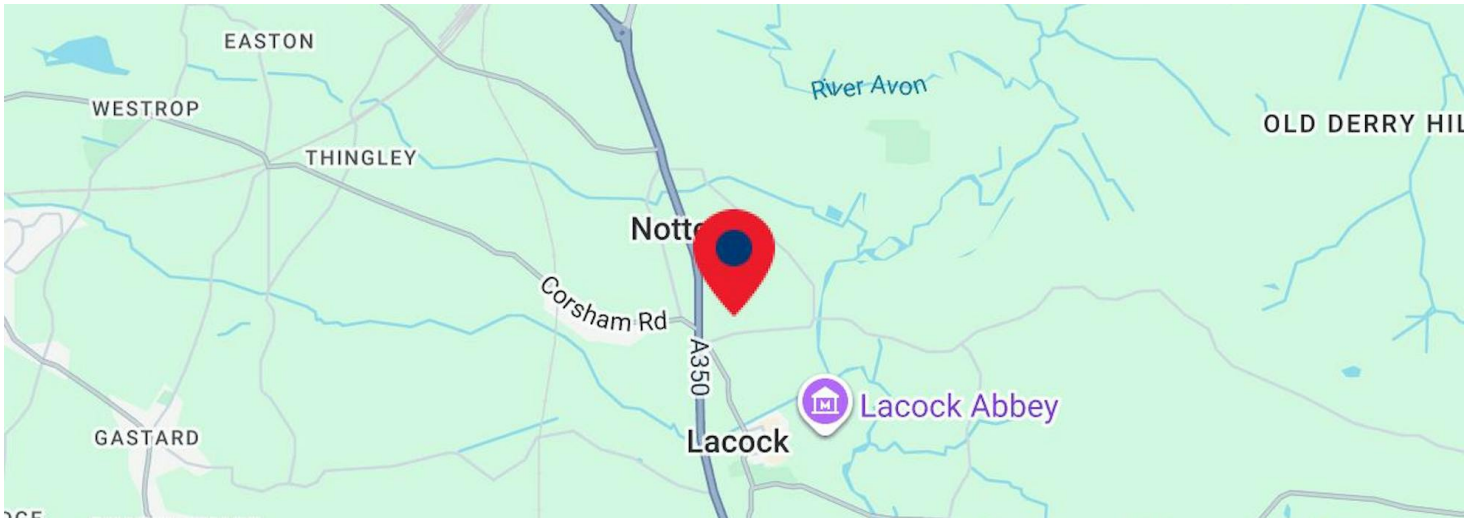

Summary

Available Size	13,609 sq ft / 1,264.32 sq m
Rent	£95,000 per annum
Business Rates	Please contact the Agents for further information.
EPC	Upon enquiry

Location

Lacock is well located adjoining the A350, one of the principal access roads in north and west Wiltshire. To the north, Chippenham (3 miles) and Junction 17 of the M4 Motorway (8 miles). To the south, Melksham (4 miles) and the A303 (27 miles).

The unit is located in Raybridge in very close proximity to the traffic lights to the Lacock Garden Centre.

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Description

The unit comprises a terraced warehouse/storage facility constructed of a metal frame with a single sheet cladding system.

Internally the unit has a minimum eaves height of approximately 4m.

Vehicle access to the unit is gained via two roller shutter doors. Internally the unit benefits from, a fitted office area.

Externally there is a large parking and service yard area.

Adjoining offices available by separate negotiation.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	13,391	1,244.06
Ground - Fitted Office	109	10.13
1st - Fitted Office	109	10.13
Total	**13,609**	**1,264.32**

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.



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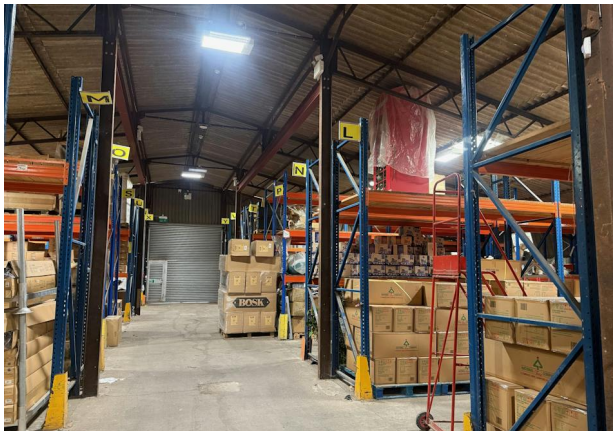
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