Whitmarsh Lockhart

TO LET



Office/Business Unit/Stores, Reybridge, Lacock

Nr Chippenham, SN15 2JY

MODERN OFFICE/BUSINESS UNIT/STORES BUILDING

1,500 sq ft
(139.35 sq m)

- SUITABLE FOR A RANGE OF USES
- INTERNALLY FITTED TO A HIGH STANDARD
- NEW LEASE AGREEMENT
- ADDITIONAL STORAGE AND PARKING YARD FACILITIES AVAILABLE ON SITE
- CLOSE TO THE A350 AND LACOCK GARDEN CENTRE

RICS Regulated by RICS

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Nr Chippenham, SN15 2JY



Summary

Available Size	1,500 sq ft / 139.35 sq m
Rent	£15,000 per annum
Business Rates	N/A
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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https://w3w.co/puzzle.orange.landed

Description

The facility comprises a semi detached office/business unit/stores building internally fitted to a high standard.

The unit benefits from LED lighting, a kitchenette, central heating and partitioned office areas. A shared WC facility is available.

Outside, there is a parking and service yard.

Please note, there is also additional parking/storage yards and warehouse accommodation on the site available by separate negotiation. Please contact the agent for further information.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office/Business/Stores Building	1,500	139.35
Total	**1,500**	**139.35**

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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