Whitmarsh Lockhart

TO LET / FOR SALE



Unit 5 Ingoldmells Court, Leafield Industrial Estate,

Corsham, SN13 9XN

MODERN LIGHT INDUSTRIAL STORAGE FACILITY

1,926 to 3,121 sq ft
(178.93 to 289.95 sq m)

- FITTED FIRST FLOOR MEZZANINE STORAGE AREA
- MAXIMUM INTERNAL EAVES HEIGHT 5.6M
- FITTED OFFICE AREA
- FULL HEIGHT VEHICLE LOADING DOOR

RICS Regulated by RICS

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Summary

Available Size	1,926 to 3,121 sq ft / 178.93 to 289.95 sq m
Rent	£20,000 per annum
Price	Offers in the region of £275,000
Rateable Value	£21,750
Rates Payable	£9,396 per annum
EPC	C (60)

Location

Corsham is well located on the A4 between Chippenham and Bath. Junction 17 of the M4 is approx. 9 miles away.

Leafield Industrial Estate forms one of the principal employment areas in Corsham. Ingoldmells Court forms a cul de sac of industrial warehouse units accessed via Edinburgh Way. Unit 5 holds a corner location.

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https://w3w.co/cloth.escaping.cabbies

Description

Unit 5 comprises a portal frame building with brick and clad elevations. Commercial vehicle access is gained via a roller shutter entrance door.

Internally the building has been fitted with a part mezzanine floor. Under this is a fitted office, WC and kitchenette facility. Maximum internal eaves height is 5.6m.

Outside, there are 5 allocated parking spaces and a service yard area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse/Light Industrial	1,436	133.41
Ground - Office and WC Area	491	45.62
1st - Storage Mezzanine	1,194	110.93
Total	**3,121**	**289.96**

Terms

For Sale Freehold or alternatively a new full repairing and insuring lease is available. The rent quoted is exclusive of service charge and building insurance which will be paid in addition to the rent, by the tenant. VAT is NOT chargeable on the rent or purchase price.

Viewings

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



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