Whitmarsh Lockhart

TO LET

Unit 4 Templars Way Industrial Estate, Marlborough Road

Royal Wootton Bassett, SN4 7SR

MODERN DETACHED WAREHOUSE / INDUSTRIAL UNIT

9,312 sq ft
(865.11 sq m)

- TWO VEHICLE LOADING DOORS
- SIDE AND REAR YARD AREAS
- FITTED OFFICES
- MINIMUM INTERNAL EAVES HEIGHT 5M
- NEW LEASE AGREEMENT
- LARGE PARKING AREA

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Summary

Available Size	9,312 sq ft / 865.11 sq m
Rent	£80,000 per annum
Rateable Value	£74,000
Rates Payable	£35,520 per annum
EPC	Upon enquiry

Location

Royal Wootton Bassett is well located 1.5 miles west of junction 15 of the M4. Swindon is 6 miles to the east.

Templars Way Industrial Estate forms one of the principal employment areas in the town and has good road access via the Marlborough Road. The town centre and High Street are approximately 0.5 miles to the north. Unit 4 is well located on the estate with direct access to the estate road.

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Description

The unit comprises a detached industrial/warehouse facility on a self contained site. Internally the unit has a clear span workshop/stores area with a minimum internal eaves height of 5m.

To the front of the unit is a two storey reception, office admin, WC and kitchen facility.

Vehicle access to the unit is gained via two roller shutter doors. To the side and rear of the unit is a secure yard area.

To the front of the unit is a large private car parking area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Workshop/Warehouse	6,644	617.25
Ground - Office/WC/Reception	1,350	125.42
1st - Offices/WCs	1,111	103.22
Mezzanine - Storage	207	19.23
Total	**9,312**	**865.12**

Terms

The property is either available For Sale, Freehold with vacant possession or on a new full repairing and insuring lease. 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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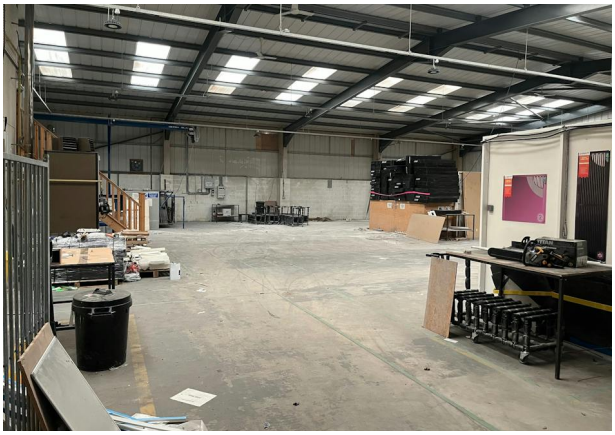

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