Whitmarsh Lockhart

TO LET

Storage Unit, Church Farm, Long Newnton,

Tetbury, GL8 8RS

STORAGE/LIGHT INDUSTRIAL UNIT

2,156 sq ft
(200.30 sq m)

- REFURBISHED UNIT
- COMMERCIAL LOADING ACCESS
- ATTRACTIVE RURAL LOCATION
- ALLOCATED PARKING AND SERVICE YARD AREAS
- ADJOINING BUSINESS UNIT AVAILABLE

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Summary

Available Size	2,156 sq ft / 200.30 sq m
Rent	£15,000 per annum
Rateable Value	£9,000
Rates Payable	£4,491 per annum
Rates Comment	Small Business Rates Relief may apply
EPC	Upon enquiry

Location

Church Farm is conveniently located in Long Newnton. Tetbury is approximately 1 mile to the west via the B4014. Malmesbury is approximately 2 miles to the east.

The property is located at Church Farm in an attractive, rural setting.

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Description

The unit comprises a refurbished storage/light industrial unit constructed of a clear span portal frame. Vehicle access is gained via an electric roller shutter door. Minimum internal eaves height 4.7m.

To the side is an additional enclosed storage unit with commercial vehicle access. Minimum internal eaves height 3.92m.

Shared WC facilities are available on site.

Outside there is allocated parking and service yard areas.

An adjoining business unit is available by separate negotiation.

Accommodation

Name	sq ft	sq m
Ground - Storage Unit	2,156	200.30
Total	**2,156**	**200.30**

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

Strictly by prior appointment through the agents.

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