



Millennium Building, Unit 1 Pinkney Park

Malmesbury, SN16 0NX

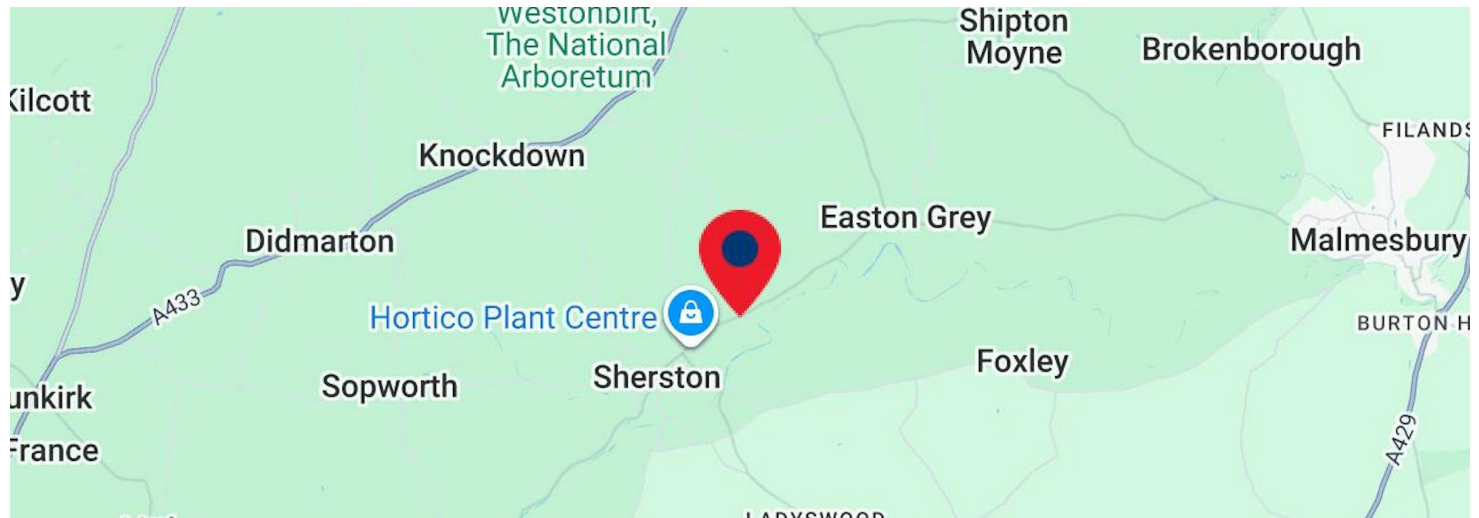
LIGHT INDUSTRIAL STORAGE UNITS

2,167 to 6,886 sq ft
(201.32 to 639.73 sq m)

- UNITS AVAILABLE SEPARATELY OR COMBINED
- FITTED OFFICE AREAS
- INTERNAL EAVES HEIGHT APPROXIMATELY 3.15M
- EXCELLENT PARKING AND SERVICE YARD AREAS
- NEW LEASE AGREEMENT
- ADJOINING BUSINESS UNITS AVAILABLE

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Summary

Available Size	2,167 to 6,886 sq ft / 201.32 to 639.73 sq m
Rent	£7.50 - £8.50 per sq ft
Rateable Value	£44,500
Rates Payable	£19,224 per annum
EPC	E (103)

Location

Pinkney Park is well located on the B4040 between Malmesbury (4 miles) and Sherston (0.5 miles). The park is located in an attractive rural location alongside the road.

Junction 17 of the M4 motorway is 7 miles to the south, Junction 18 is 9 miles to the west, both giving excellent access to the M4, Swindon, Bristol and Bath.

Pinkney Park offers a quiet accessible rural location.

///what3words

<https://w3w.co/cropping.forklift.vibrating>

Description

The Millennium Building comprises three light industrial/workshop stores with ancillary offices. Please note the units can either be taken separately or combined.

The vehicle access is gained via three separate loading doors.

Outside, there are excellent allocated parking and service yard areas.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Workshop 1	2,167	201.32
Unit - Workshop 2	2,256	209.59
Unit - Workshop 3	1,854	172.24
Unit - Offices	609	56.58
Total	6,886	639.73

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

Viewings and further information is strictly by prior appointment through the agents.



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