Whitmarsh Lockhart

TO LET

The Clamp Building, Unit 6 Pinkney Park

Malmesbury, SN16 0NX

LIGHT INDUSTRIAL/STORAGE UNIT

1,227 to 3,207 sq ft

(113.99 to 297.94 sq m)

- DETACHED BUILDING
- EXTENSIVELY REFURBISHED AND UPGRADED
- NEW LEASE AGREEMENT
- EXCELLENT PARKING AND SERVICE YARD AREAS
- CAN BE SPLIT OR TAKEN AS A WHOLE
- ADJOINING BUSINESS UNITS AVAILABLE

The Clamp Building, Unit 6 Pinkney Park

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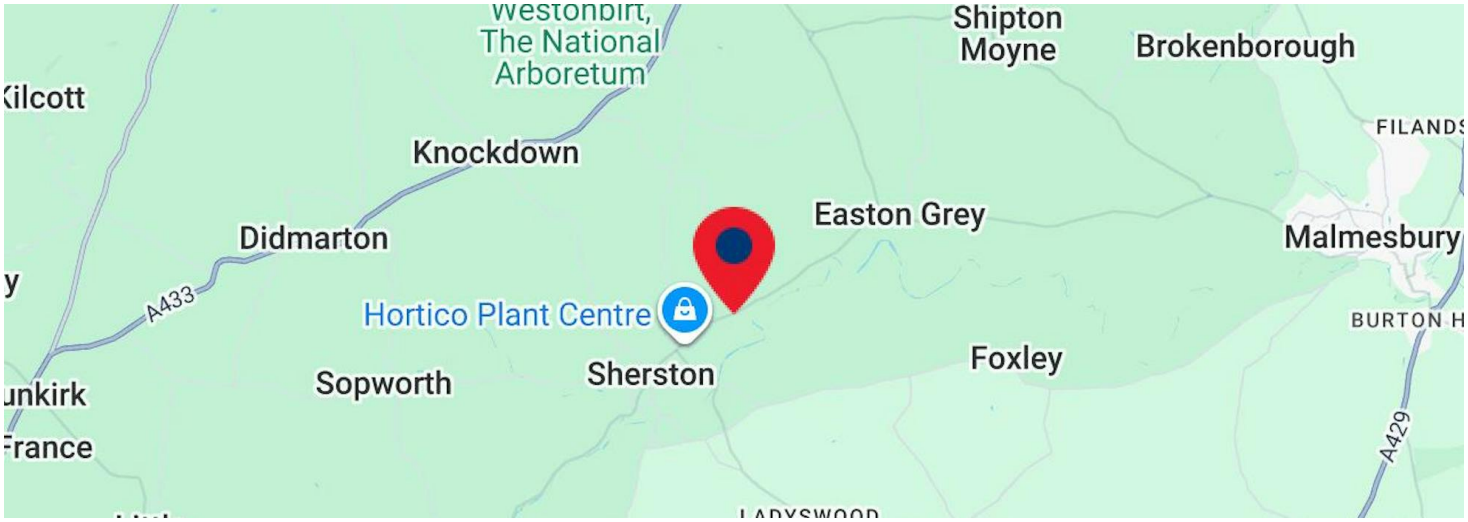

Summary

Available Size	1,227 to 3,207 sq ft / 113.99 to 297.94 sq m
Rent	£11,656 - £28,981 per annum
Rateable Value	£28,500
Rates Payable	£12,312 per annum
EPC	B (29)

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.

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

Description

The Clamp Building comprises an extensively refurbished and extended light industrial/storage detached building.

Internal eaves height approximately 4m. The unit has a single commercial vehicle access door. The unit benefits from shared WC accommodation.

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

Please note, further office and storage units are available on site.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 6a	1,227	113.99
Unit - 6b	1,980	183.95
Total	**3,207**	**297.94**

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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