Whitmarsh Lockhart

TO LET



The Old Farm Workshop Office, Unit 7 Pinkney Park

Malmesbury, SN16 0NX

MODERN OFFICE BUILDING

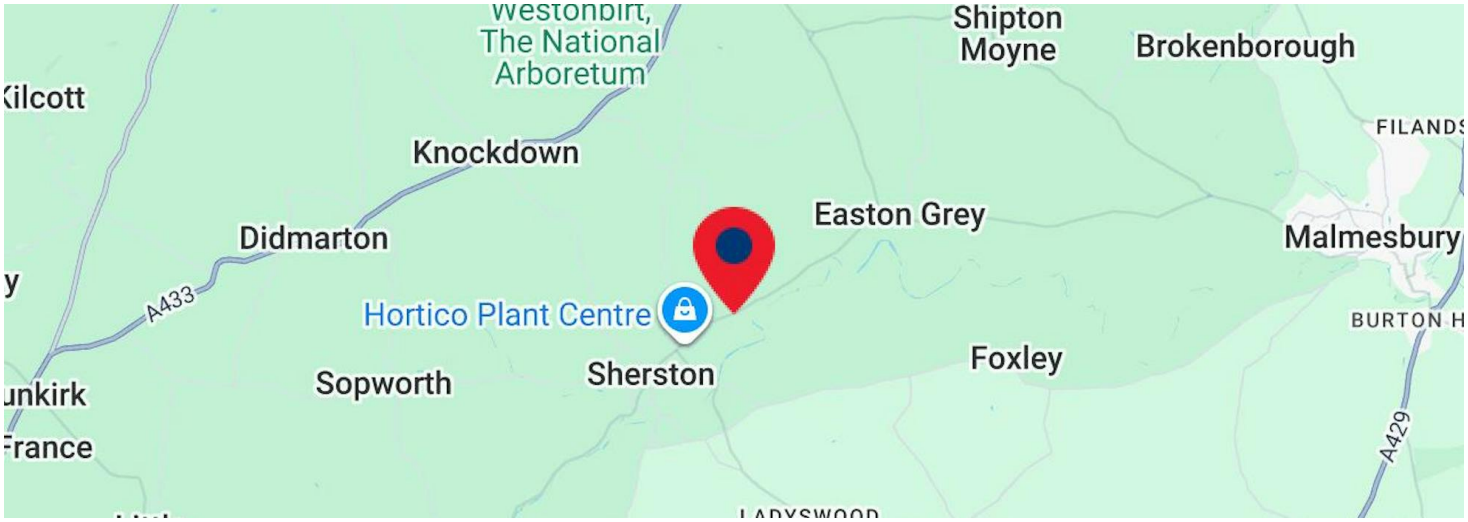
1,780 sq ft

(165.37 sq m)

- DETACHED BUILDING
- EXCELLENT PARKING AND SERVICE YARD AREAS
- FITTED OFFICE AREAS
- NEW LEASE AGREEMENT
- KITCHEN AND WC FACILITIES
- ADJOINING LIGHT INDUSTRIAL/STORAGE UNITS AVAILABLE

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Summary

Available Size	1,780 sq ft / 165.37 sq m
Rent	£25,000 per annum
Rateable Value	£21,750
Rates Payable	£10,853.25 per annum
EPC	A (22)

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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Description

The Old Farm Workshop Office comprises a modern office building consisting of seven office areas with self contained kitchen and WC facilities.

The principal offices benefit from LED lighting and comfort cooling as well as double glazing.

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

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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