Whitmarsh Lockhart

TO LET



Unit 5 Corsham Science Park

Park Lane, Corsham, SN13 9FU

NEW LIGHT INDUSTRIAL/RESEARCH AND DEVELOPMENT FACILITY

6,609 sq ft
(614 sq m)

- HIGH QUALITY LIGHT INDUSTRIAL / R&D UNITS
- FITTED MEZZANINE FLOOR
- MINIMUM CLEAR EAVES HEIGHT 5.8M
- BT OPENREACH FIBRE CONNECTION
- ALLOCATED CAR PARKING

RICS Regulated by RICS

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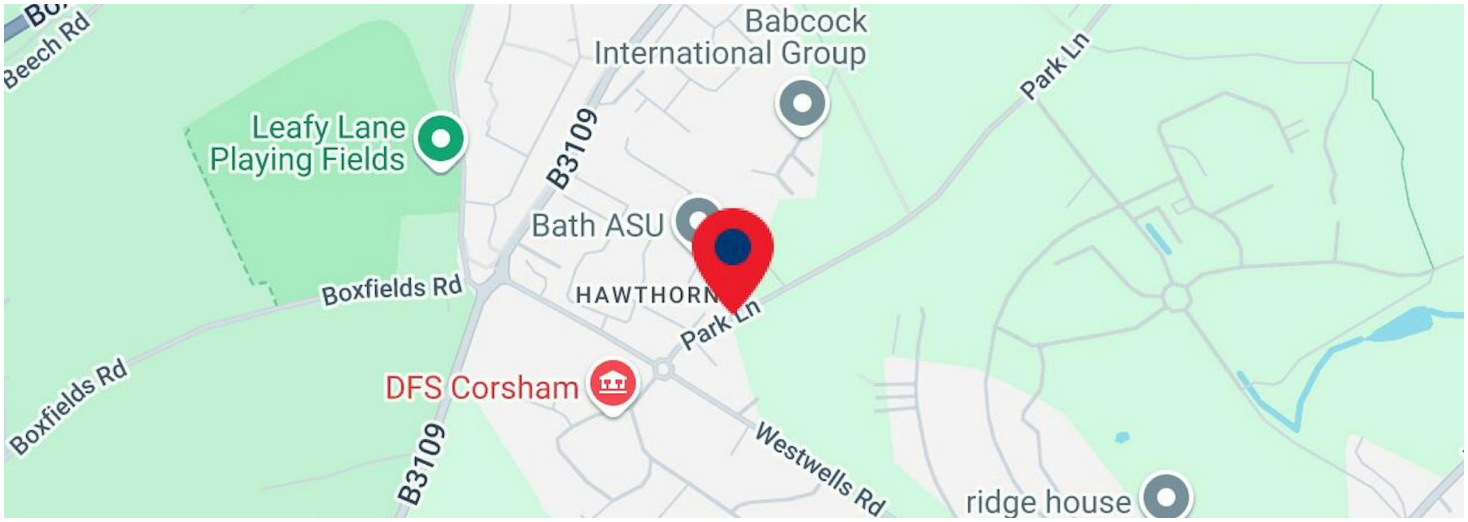

Summary

Available Size	6,609 sq ft / 614 sq m
Rent	£66,090 per annum
Rateable Value	£51,000
Rates Payable	£24,480 per annum
EPC	A

Location

Corsham is a popular and growing market town situated on the A4 approximately 9 miles east of Bath and 6 miles west of Chippenham. Junction 17 of the M4 is approximately 8.5 miles to the north.

The development is situated off of Park Lane, adjacent to well established occupiers including Airbus and Bath ASU. Corsham also has a large Ministry of Defence facility located nearby on West Wells Road.

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Description

Unit 5 comprises a brand new light industrial/research and development facility of steel portal frame construction, with steel profile clad and glazed elevations.

Vehicle access to the unit is gained via a sectional up and over insulated loading door in the front elevation. Internally, the premises have a minimum clear eaves height of 5.8m.

A first floor mezzanine floor is fitted.

At the front of the unit there is a separate pedestrian entrance and WC facilities. Office accommodation could be incorporated at ground and first floor by a tenant.

The premises benefit from a 3 phase electrical power supply, electric vehicle charging point and BT Openreach fibre connection to the property, offering speeds of up to 1GB/s.

Externally the unit benefits from a generous car parking provision and loading area.

Accommodation

Name	sq ft	sq m
Ground	4,951	459.96
Mezzanine	1,658	154.03
Total	**6,609**	**613.99**

Viewings

Viewing and further information is strictly by prior appointment through the agent.



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