



Unit 21
Leaffield Industrial Estate
Leaffield Way
Corsham, Wiltshire
SN13 9SS

Detached Industrial Building with Yard
20,407 Sq. Ft (1,895.88 Sq. M)

- **Self Contained Site**
- **Located on Vibrant and Popular Trading Estate**
- **Excellent Eaves height**
- **Strategic location with good access to J. 17 M4**

LOCATION

Corsham is a busy and popular market town situated on the main A4, midway between Bath and Chippenham. The property is located on the thriving Leafield Industrial Estate which is home to a number of national and regional occupiers including, Pilgrims, Leafield Environmental, MWE , Knorr Bremse and Regency Laundry.

The trading estate is well situated for access to the M4 via junction 17 which is located approximately 4 miles to the north.

DESCRIPTION

The property comprises a detached industrial building of portal frame construction.

The warehouse has the benefit clear span space, 9m eaves, two electric loading doors and includes LED lighting.

The offices which are located to side include welfare facilities. The office specification extends to gas fired central heating and double glazing.

Externally there is good circulation and expansion space.

QUOTING RENT

Please apply to the agents for quoting rent.

TERMS

The property is available to let on a full repairing and insuring lease on terms to be agreed.

ACCOMMODATION

The premises extend to the following approximate floor areas:

	Sq M	Sq Ft
Accommodation	1,895.88	20,407

SERVICES

Mains water, three phase electricity, and drainage are connected to the property. However, ingoing occupiers must satisfy themselves independently as to the state and condition.

PLANNING

Previous uses have included storage and distribution. Interested parties should make their own enquiries concerning their proposed use of the premises with the local planning authority Wiltshire Council 0300 456011 or developmentmanagement@wiltshire.gov.uk

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

BUSINESS RATES

Rateable Value: £108,000

The valuation office websites describes the unit as warehouse and premises.

Interested parties are advised to make their own enquiries through their local billing authority regarding the exact rates payable.

VAT

All prices quoted are exclusive of VAT.

EPC

The Energy Performance Asset Rating is B.

VIEWINGS

Access can be provided for viewings via Carter Jonas who are the sole agents of the property.

SUBJECT TO CONTRACT





mwe
BECAUSE RESULTS MATTER

Mendes

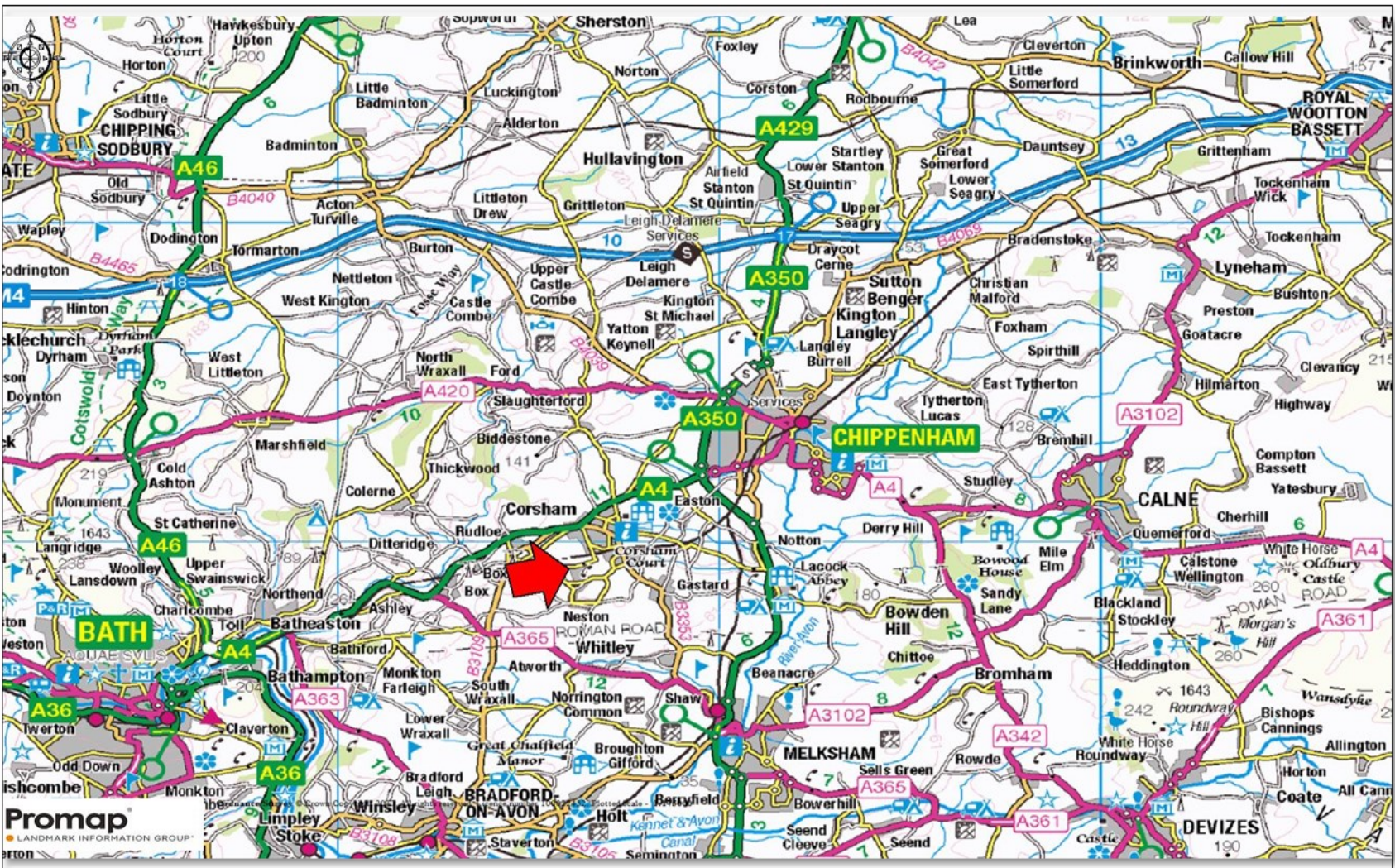
K

pilgrim's
UK

Regency
LAUNDRY CONCERGE

Park Lane Press
Environmentally wise

Carter Jonas



FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

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IMPORTANT INFORMATION

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December 2024

Carter Jonas