

Lancefield Studios, Lancefield Place,  
Pickwick, Corsham SN13 0HZ



## Studio / Workshop

- Self-contained studios
- Versatile space suitable for a number of uses
- Flexible Terms
- Available Immediately

**TO LET**  
FROM  
**£260 per month**

## Location and Description

Lancefield Studios is situated in Pickwick, Corsham conveniently set back from Bath Road with a private car park.

This convenient location provides very good transport links to surrounding areas including Chippenham, Melksham and Bath, as well as easy access to the A350 and M4 via Junction 17.

The property comprises eight studios ranging in size, each offering flexible and versatile space. Lancefield Studios has been specifically designed to provide good levels of natural (northern) light, making the units perfect for a range of creative uses. All units have been recently renovated to a high standard, providing good quality studio space with water, waste, heating and lighting. Whilst the basic heating costs are included for winter months, the electricity used onsite is subject to a fixed rate through until 2025. The units are accessed via a single glazed door, each with secure separate access.

The site also benefits from WC facilities, parking, and a communal garden /seating area.

## Accommodation

The property has been measured in accordance with International Property Measuring Standards (IPMS) 2 - Office\* and offer the following levels of accommodation:

Area (IPMS 2- Office)	Sq. ft	Sq. m
Studio 1	LET	LET
Studio 2	173	16.07
Studio 3	108	10.03
Studio 4	366	34.00
Studio 5	233	21.65
Studio 6	186	17.28
Studio 7	142	13.19
Studio 8	LET	LET

\* All measurements approximate.

## Tenure and Rental

The property is available on an Internal Repairing basis with a fixed service charge payable for each studio.

For further information regarding the likely terms available please contact the agent.

## Legal Costs

Each party will be responsible for their own costs incurred in any proposed transaction.

## Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction. We understand that the property is not elected for VAT and therefore VAT will not be payable on charges due.

## Energy Performance Certificate

'D' - 85. The associated report can be provided by the agent upon request.

## Services

Lancefield Studios unit benefits from mains electricity and water. Hunter French Commercial have not tested any of the services supplied and recommend that interested parties satisfy themselves that they meet their requirements and current regulations.

## Planning

We have been advised that the property has an existing use Class 'E' (commercial). We recommend interested parties direct any planning queries to the local planning department of Wiltshire Council.

## Viewing

Strictly by appointment through the Sole Agents, Hunter French Commercial. T: 01249 715775 E: commercial@hunterfrench.co.uk

