



Side of Unit 7
Harris Road
Porte Marsh
Industrial Estate
Calne
SN11 9PT

Individual Storage Unit
Approx 637 SqFt (59.17 SqM)

- CCTV.
- 4 parking spaces.
- Roller door access.
- Includes a mezzanine floor.
- Flexible Terms available.

LOCATION

Calne is an expanding north Wiltshire town situated on the A4, approximately 5 miles east of Chippenham and 11 miles south of Swindon.

The well established Porte Marsh Industrial Estate is the primary employment area of Calne, located approximately 1 mile north of the town centre and accessed off either the Calne Western by-pass or the Oxford Road.

SERVICES

The unit has the benefit of mains electricity. No tests have been undertaken on any of the services supplied. We recommend potential new occupiers satisfy themselves that the services comply with current regulation and meet their occupational requirements.

PLANNING

The property has previously been used as a storage facility with an ancillary office space. Potential occupiers need to do their own due diligence with regarding their potential use.

QUOTING PRICE

£9,000 per annum exclusive plus VAT

TERMS

£750 per month plus VAT on a flexible term lease (minimum of 1 month).

AML

Please note a successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

EPC

The property has been assessed for Energy Performance and has been given a Rating of 93 within Band D. A copy of the EPC and Recommendation Report is available on request.

VAT

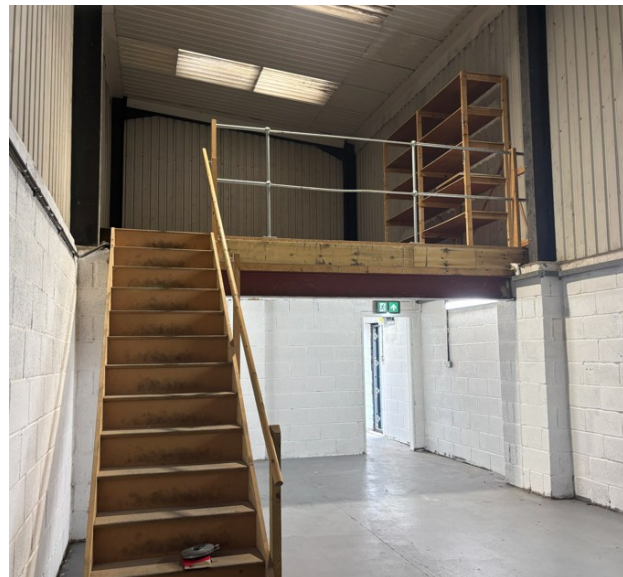
All Figures Quoted are exclusive of VAT

LEGAL COSTS

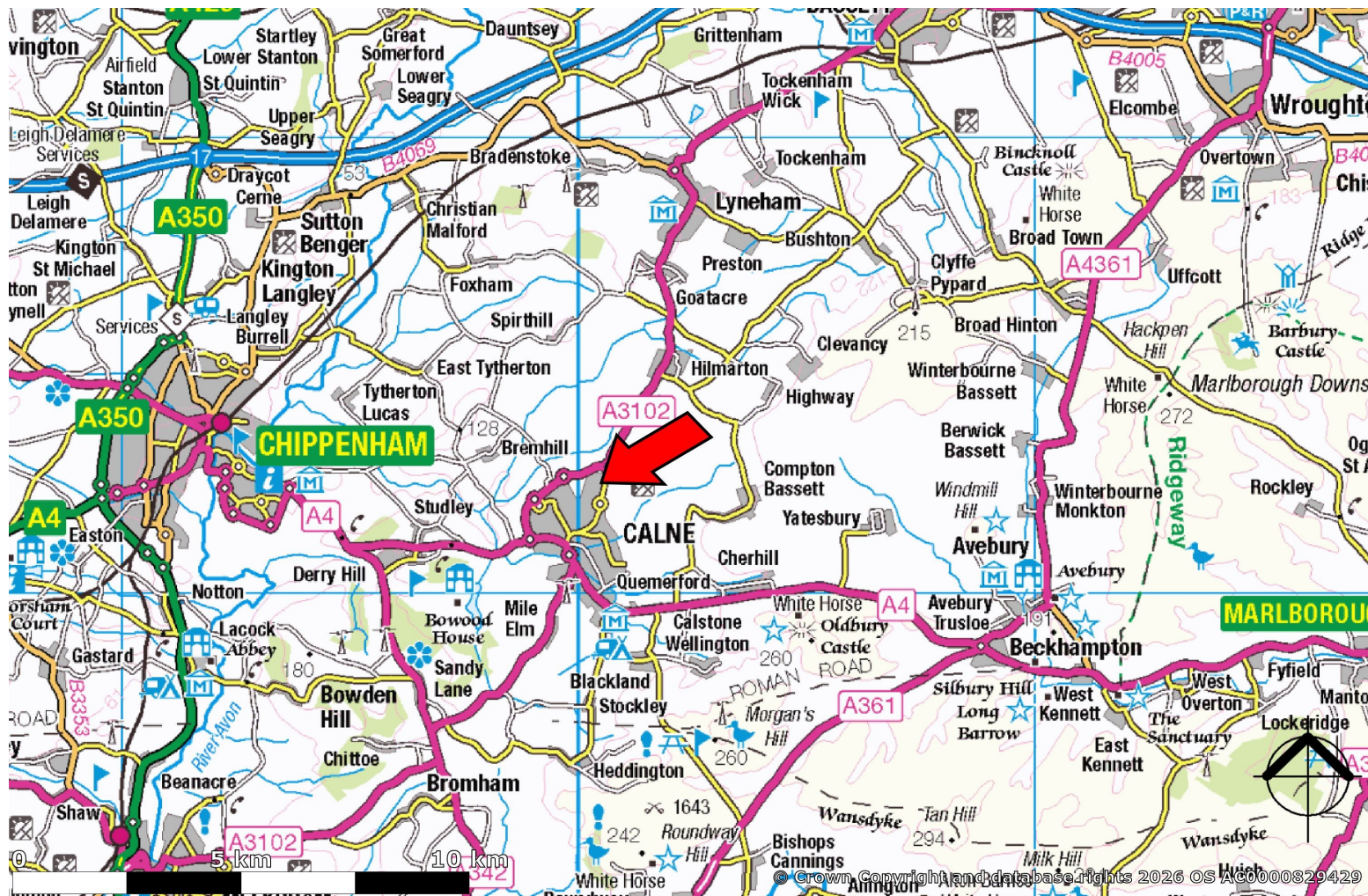
Each party will be responsible for their own legal costs incurred in any transaction.

VIEWINGS

Viewings can be arranged by prior appointment with sole agents Carter Jonas.



For Identification Purposes Only



FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

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IMPORTANT INFORMATION

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May 2026

Carter Jonas