

Kemble

BUSINESS PARK

CRUDWELL · MALMESBURY
WILTSHIRE SN16 9SH

Warehouse and
Workshop accommodation

TO LET



Location

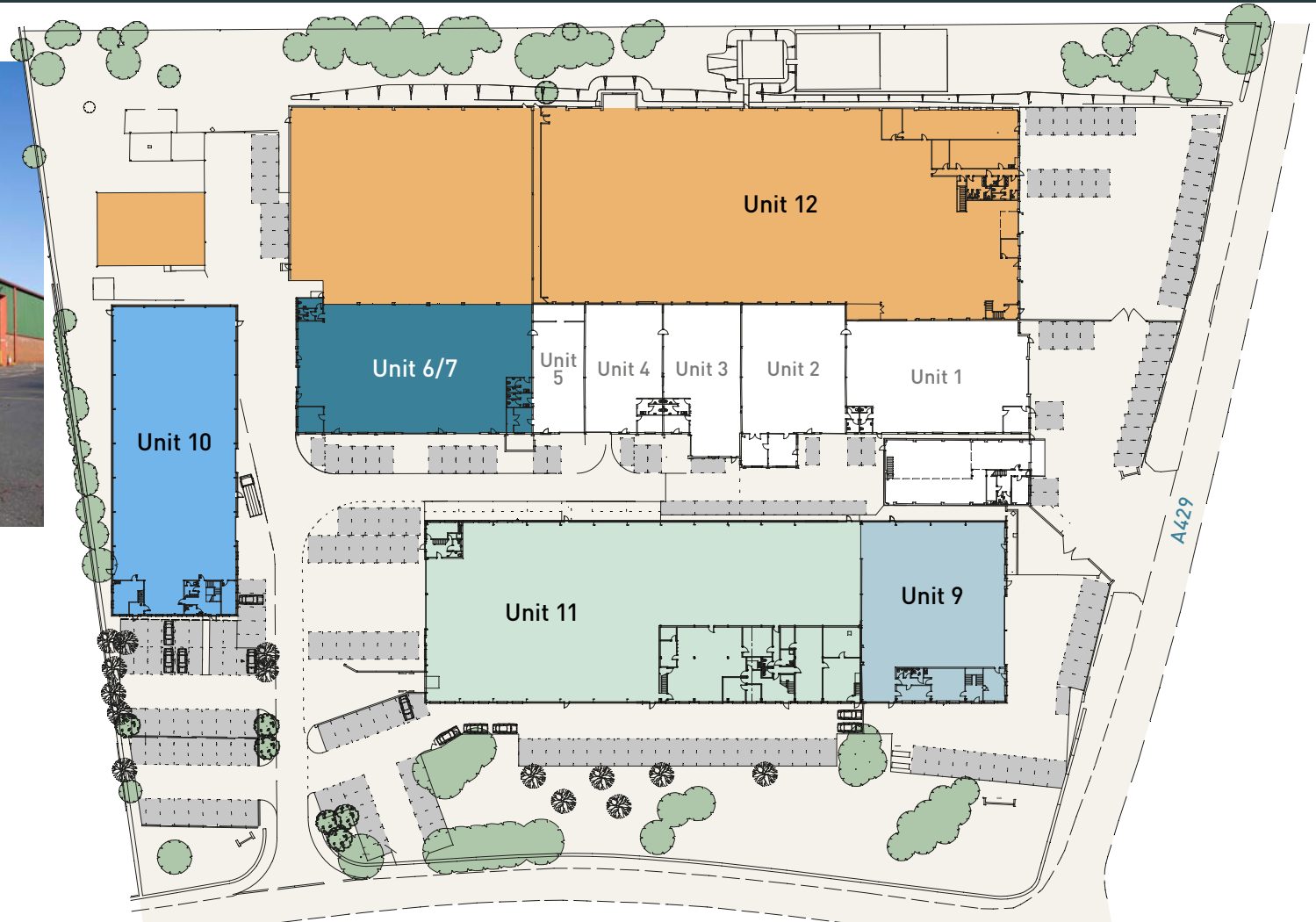
Kemble Business Park is situated fronting the A429 11 miles north of Junction 17 of the M4 and 7 miles southwest of Cirencester.

Access to the A417/A419 dual carriageway at Cirencester gives access to the M5 (Junction 11a) approximately 13 miles to the north and the M4 (Junction 15) circa 17 miles to the south.

Kemble Railway Station offering regular mainline services to London Paddington to the east and Bristol to the west is just 2.5 miles to the northwest.

Plentiful retail facilities are available close by, including Waitrose Supermarkets at Cirencester and Malmesbury.





Description

Kemble Business Park offers a variety of warehouse and workshop units. Each unit has roller shutter loading doors, three phase electricity and its own dedicated office & welfare accommodation.

Externally there is plentiful car parking, ample space for deliveries and collections as well as open areas to relax at lunchtime.

Units 6/7

- Eaves Height 3.75m
- Two loading doors
- Capable of subdivision

Unit 9

- Eaves height 5.85m
- Two loading doors
- Mezzanine (can be removed)

Unit 10

- Eaves Height 5.2M
- Two loading doors
- Full mezzanine (can be removed)

Unit 11

- Stripped back to frame in 2002
- Eaves height 5.85m
- Three loading doors

Unit 12

- Eaves height 3.45-4.2m
- One loading door at each end
- Mezzanine accommodation at eastern end
- Additional grasscrete lorry turning and car parking





Current Availability

Please refer to the schedule listing the current availability, quoting terms and EPC information.

Planning

The accommodation benefits from Class E (commercial, business & service), B2 (general industrial) and B8 (warehouse & distribution).

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in any transaction.

Anti Money Laundering

A successful Tenant will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the Sole Agents.



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Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.
AK Hollister HD2646 12/25

CURRENT AVAILABILITY SCHEDULE

Unit No.	Size (sq ft)	Size (sq m)	Rent (per annum exclusive)	Rateable Value	EPC
6/7 *	9,513	884	£60,000	£45,250	C (63 & 69)
9	9,562	888	£60,000	£51,500	TBC
10	14,373	1,335	£100,000	£63,000	C (61)
11	30,768	2,858	£180,000	£169,000	TBC
12 *	49,801	4,627	£250,000	£216,000	TBC

*Note: Units 6/7 and 12 are capable of sub-division

JDG/101977
December 2025