

TO LET

UNIT 7 WHITEHEATH BUSINESS PARK • CORSTON • NR MALMESBURY • SN16 0HJ



314.16 sq m
3,382 sq ft

- REFURBISHED WAREHOUSE / LIGHT INDUSTRIAL UNIT
- PROMINENT ROADSIDE LOCATION
- MINIMUM INTERNAL EAVES HEIGHT OF 4.75M
- EXCELLENT PARKING AND SERVICE AREA
- NEW LEASE AGREEMENT



Location

Whiteheath Business Park is well located fronting directly onto the A429 just north of Corston on the Chippenham to Malmesbury road. Junction 17 of the M4 is 3.6 miles to the south and Malmesbury 1.4 miles to the north.

Description

Unit 7 provides a modern detached warehouse/light industrial unit of portal frame construction.

The unit has undergone an extensive refurbishment, including a new insulated up and over access door, WC and lighting.

The minimum internal eaves height is 4.75m.

Outside there is an extensive concrete parking and service yard area.

Accommodation

All measurements are approximate and given on a gross internal basis, in accordance with the RICS Code of Measuring Practice.

Area	Sq m	Sq ft
Warehouse	314.16	3,382
Total	314.16	3,382

Outside parking and service yard area.

Tenure

The premises are available to let by way of a new full repairing and insuring lease.

Quoting Terms

£28,800 per annum.

The rental terms will depend on the precise tenant specification required. Please note the rents are exclusive of business rates, service charge, building insurance and VAT (if applicable), payable quarterly in advance.

Business Rates

The current rating list (2017) shows the property as having a Rateable Value of £13,750. Please note, the Rateable Value is not the same as the rates payable. Please contact the agents for further information.

Energy Performance Certificate

An Energy Performance Certificate is in the process of being prepared.

Legal Costs

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



Contacts

Viewing and further information is strictly by prior appointment through the sole agents:

Chris Brooks MRICS
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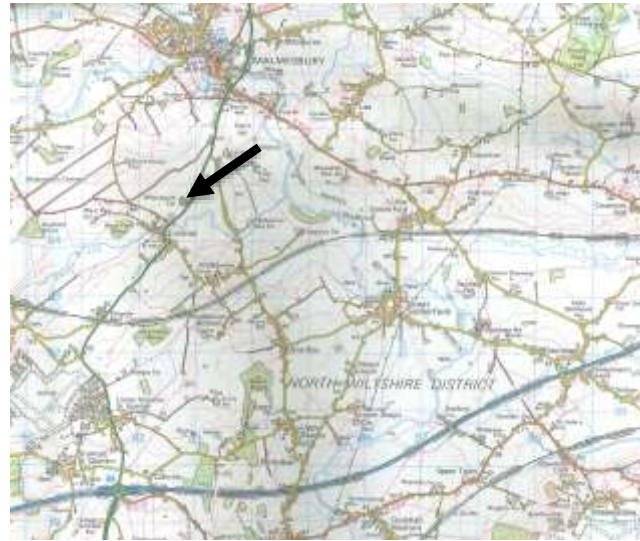




Internal



Front yard and parking area



Agency Services

- Sales
- Development advice
- Lettings
- Acquisition advice



Paul Whitmarsh MRICS
Partner

