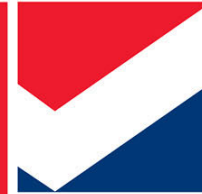


TO LET

UNIT 5 CORSHAM SCIENCE PARK • PARK LANE • CORSHAM • SN13 9FU



**Whitmarsh
Lockhart**

Commercial Property Advisors



615 sq m
6,620 sq ft

- HIGH QUALITY LIGHT INDUSTRIAL / R&D UNIT
- FITTED MEZZANINE FLOOR
- MINIMUM CLEAR EAVES HEIGHT 5.8M
- BT OPENREACH FIBRE CONNECTION
- ALLOCATED CAR PARKING



Location

Corsham is a popular and growing market town situated on the A4 approximately 9 miles east of Bath and 6 miles west of Chippenham. Junction 17 of the M4 is approximately 8.5 miles to the north.

The development is situated off of Park Lane, adjacent to well established occupiers including Airbus and Bath ASU. Corsham also has a large Ministry of Defence facility located nearby on West Wells Road.

Description

Unit 5 comprises a brand new light industrial/research and development facility of steel portal frame construction, with steel profile clad and glazed elevations.

Vehicle access to the unit is gained via a sectional up and over insulated loading door in the front elevation. Internally, the premises have a minimum clear eaves height of 5.8m.

At the front of the unit there is a separate pedestrian entrance and WC facilities. Office accommodation could be incorporated at ground and first floor by a tenant.

The premises benefit from a 3 phase electrical power supply, electric vehicle charging point and BT Openreach fibre connection to the property, offering speeds of up to 1GB/s.

Externally the unit benefits from a generous car parking provision and loading area.

User

The units have a B1, light industrial/research and development planning consent and occupiers will need to ensure their use is compliant with the planning consent.

Accommodation

All measurements are approximate and given on a gross internal basis, in accordance with the RICS Code of Measuring Practice 6th edition.

Area	Sq m	Sq ft
Ground Floor including WC's	460	4,951
First Floor	155	1,669
Total	615	6,620

Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

Quoting Terms

£62,950 per annum exclusive.

Please note all quoted rents are exclusive of business rates, service charge, buildings insurance and VAT (if applicable), payable quarterly in advance.

Business Rates

The current Rating List (2017) shows the premises as having a rateable value of £24,250.

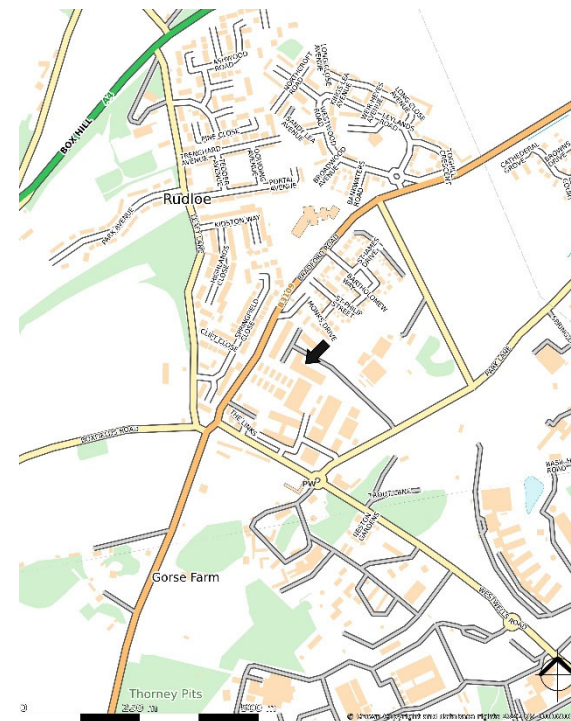
Please note, the rateable value is not the same as the rates payable.

Energy Performance Certificate

The unit has an estimated EPC rating of A. Please contact the agents for further information.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.



Contacts

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

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