



Huw Thomas
commercial

**TWO STOREY BUSINESS UNIT
APPROX 2,775 Sq Ft/258 Sq M
TO LET ON NEW LEASE**



Key Points:

- * Popular location
- * On site allocated parking
- * Good internal fit out
- * New lease available
- * Rent £22,000 per annum

**UNIT D, BEVERSBROOK CENTRE, REDMAN ROAD,
PORTE MARSH, CALNE, WILTSHIRE, SN11 9PR**

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. A Tesco superstore is close by.

The Beversbrook Centre is a development of 6 modern, two storey business units located on Redman Road, with allocated parking in the courtyard area.

DESCRIPTION

The Beversbrook Centre was developed in the early 1990s of steel frame construction with full height brick and block walls under a pitched insulated roof. Unit D is one half of pair of semi-detached units.

Internally at ground floor level there are 3 rooms plus a kitchen area. They benefit from suspended ceilings with integral lighting; gas fired central heating and floor covering of thermo-plastic tiles.



Ground floor room

The first floor provides 4 offices plus male and female toilets. The fit out is the same as the ground floor but with carpet floor covering.



First floor office

Externally there are 8 allocated car parking spaces.

ACCOMMODATION

The unit has been measured on a gross internal floor area basis in accordance with the RICS Code of Measuring Practice.

	Sq M	Sq Ft
Ground floor	127.64	1,374
First floor	130.43	1,401
TOTAL	258.07	2,775

TERMS

The unit is available by way of a new tenant's full repairing and insuring lease for a term of years to be agreed.

The Lease will be outside the renewal provisions of the Landlord & Tenant Act 1954.



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RENT

£22,000 per annum.

We are advised that the property is registered for VAT, so VAT at the standard rate is payable on the rent.

SECURITY

The property has the benefit of an intruder alarm system, with the ground floor having the additional benefit of "Smoke Cloak" system.

SERVICES

All mains services are connected to the property, which has the benefit of gas fired central heating.

No tests have been undertaken on any of the services supplied. We recommend potential new occupiers satisfy themselves that the services comply with current regulations and meet their occupational requirements.

BUSINESS RATES

The Valuation Office Agency website lists the property as "Business Unit and premises" at a Rateable Value of £14,750.

The full business rates payable for the 2020/21 financial year, before any relief that may be applicable, is £7,360.25.

SERVICE CHARGE

A service charge is payable as a contribution to the repair and maintenance of common parts of the Beversbrook Centre, to include the landscape maintenance and communal lighting. We are advised that the current service charge levied for Unit D is around £300 + VAT per annum.

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed for energy efficiency and has been given a Rating of 60 in Band C.

Copies of the EPCs and Recommendation Reports are available from the agent on request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the agreement of the lease.

VIEWING AND FURTHER INFORMATION

Via Huw Thomas of Huw Thomas Commercial

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Disclaimer

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Redman Road frontage



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