

TO LET ON A NEW LEASE



huwthomascommercial.com

01249 704345



**REFURBISHED WORKSHOP /
STORAGE UNIT**

**812 SQ FT
75.43 SQ M**

- Good clear refurbished space
- Parking outside
- Flexible lease terms
- £9,750 per annum
- NO VAT

UNIT 11 PORTE MARSH WORKSHOPS, MAUNDRELL ROAD, CALNE, WILTSHIRE, SN11 9PU

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 bypass or the Oxford Road.

Porte Marsh Workshops are located on Maundrell Road, off Porte Marsh Road, the main road through the Estate.

DESCRIPTION

The Porte Marsh Workshops are a courtyard development of small units suitable for workshop or storage uses.

The units are of steel portal frame construction with brick elevations under an insulated steel sheet roof. The internal eaves height is approximately 3.2 metres, rising to approximately 4 metres at the apex.

Unit 11 is end of terrace and has a steel concertina loading door in its front elevation approximately 2.4 metres wide x 2.77 metres high.

The unit has recently been refurbished and is now offered in excellent condition with freshly painted walls and floor and new energy efficient LED lighting.

A single toilet is located in a rear corner.



ACCOMMODATION

| | Sq M | Sq Ft |
|------------|-------------|--------------|
| Gross area | 75.43 | 812 |

CAR PARKING

There are two allocated parking spaces immediately in front of the unit.

TERMS

The unit is available on a new lease for an overall term of three years. After six months of occupation, the lease allows the Tenant to give Notice to terminate the lease at any time by giving one month's prior written Notice.

The Landlord retains responsibility for all external and structural maintenance at the properties and the Estate. There is therefore no additional service charge payable in addition to the rent.

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

RENT

£9,750 per annum exclusive of VAT.

No VAT is payable unless the unit is used solely for storage purposes.

BUSINESS RATES

The Valuation Office Agency website lists the property as –

Workshop and premises:

Rateable Value £3,900.

The Rateable Value is therefore well below the threshold for full small business rate relief for qualifying businesses.

ENERGY PERFORMANCE CERTIFICATE

A new Energy Performance Certificate has been commissioned following completion of the refurbishment work. A copy of the EPC and Recommendation Report will be available from the agent as soon as it is registered.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Via Huw Thomas of Huw Thomas Commercial

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