

TO LET ON NEW LEASE



huwthomascommercial.com

01249 704345



WORKSHOP UNIT

627 SQ FT
58.31 SQ M

- Good condition mid terrace unit
- Loading door access
- No external repairing liability
- No service charge
- No VAT

**UNIT 10, PORTE MARSH WORKSHOPS, MAUNDRELL ROAD, PORTE MARSH,
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 by-pass or the Oxford Road.

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.

Each unit has a steel concertina loading door approximately 3.35 metres wide x 3.75 metres high and each has a single toilet.

Unit 10 is a mid-terrace unit. The pedestrian entrance door leads into an open plan workshop /storage area with LED electric strip lighting.

There is a gas supply to the unit though not currently connected.



ACCOMMODATION

58.31 sq.m

627 sq.ft.

TERMS

The unit is offered by way of a new internal repairing lease for a Term of three years. After the end of the first year, the tenant can give one month's Notice to terminate the lease.

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 excluded from the renewal provisions of the Landlord & Tenant Act 1954.

RENT

£7,500 per annum.

The property is not registered for VAT, so no VAT is payable on the rent unless the unit is used solely for storage purposes.

BUSINESS RATES

The Valuation Office Agency website lists the property as –

Workshop & Premises:

Rateable value £2,950

The Rateable Value is below the threshold for claiming full Small Business Rate Relief for qualifying occupiers.

SERVICES

The unit has single phase mains electric and mains water and drainage.

There is a gas supply to the unit, though it is not currently connected.

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.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be available to prospective tenants as soon as it is registered. . Further details are available from the agent.

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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