

WORKSHOP / STORAGE UNIT - TO LET



huwthomascommercial.com

01249 704345



WORKSHOP /STORAGE UNIT

1,740 Sq Ft
161.70 Sq M

- Located on popular Estate
- Immediately available
- Clear internal area
- New lease
- £10,500 per annum
- No VAT
- No service charge

UNIT 24a, LEAFIELD INDUSTRIAL ESTATE, CORSHAM, WILTSHIRE, SN13 9SW

LOCATION

Corsham is a busy and popular town situated on the main A4 road, midway between, Bath and Chippenham. The Leaffield Industrial Estate is the primary industrial and warehouse location in the town with major occupiers including Hygrade Foods and Manuli Packaging. The Estate is situated approximately 1.5 miles south west of the town centre and is accessed off Potley Lane.

DESCRIPTION

Unit 24a is a light industrial or storage unit with elevations of blockwork and cladding under a pitched steel truss roof with external steel sheeting.

There is pedestrian access door to one side leading into the open plan workshop/storage space with a small partitioned room and a single toilet.

In the end elevation is a newly fitted, insulated loading door approximately 3.8 metres wide x 3.2 metres high.

There are parking spaces immediately outside the unit.

ACCOMMODATION

The unit has a gross internal floor area of 1,740 sq ft / 161.70 sq m.

TERMS

The unit is offered on a new lease for a term of years to be agreed.

The repairing liability under the new lease will be limited by reference to a Schedule of Condition to be agreed prior to the lease commencement.

RENT

£10,500 per annum.

We are informed that the property is not registered for VAT purposes, so no VAT is payable on the rent.

BUSINESS RATES

The Valuation Office Agency website lists the property as –

“Warehouse and premises”

Rateable Value - £6,500.

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

ENERGY PERFORMANCE CERTIFICATE

A new Energy Performance Certificate has been commissioned and a copy of it will be available from the agent as soon as it has been 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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Details prepared August 2022.

Disclaimer

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