

WORKSHOP /WAREHOUSE UNIT TO LET ON NEW LEASE



huwthomascommercial.com

01249 704345



MID TERRACE WORKSHOP / WAREHOUSE UNIT

819 Sq Ft
75.31 Sq M

- Popular development
- Newly decorated internally
- LED lighting
- New internal repairing lease
- £9,750 pa

UNIT 8, PORTE MARSH WORKSHOPS, MAUNDRELL ROAD, PORTE MARSH, CALNE, 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 is 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 8 is a mid-terrace unit. The newly fitted upvc entrance door leads into an open plan workshop / warehouse space,

which has recently been redecorated to include the painting of the floor surface.

The unit has LED lighting.



There is a partitioned area that could be used as an office.



ACCOMMODATION

| | Sq M | Sq Ft |
|--------|-------|-------|
| Unit 8 | 75.31 | 819 |

TERMS

The unit is available on a new lease for a minimum period of 3 years.

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.

There is no VAT payable on the rent unless the unit is used solely for storage purposes.

BUSINESS RATES

Until recently, Unit 8 was in the same occupation as Unit 9 and therefore there is currently a single rating assessment covering both units. A new assessment for just Unit 8 has been requested.

We estimate that the Rateable Value for Unit 8 alone will be in the region of £5,500, so well below the threshold for claiming full Small Business Rate Relief for qualifying occupiers.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned.

A copy of the EPC and Recommendation Report will be available from the agents 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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Disclaimer

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