

TO LET

UNITS 6 & 7 PORTE MARSH TRADING ESTATE • CALNE • WILTSHIRE • SN11 9BW



**Whitmarsh
Lockhart**

Commercial Property Advisors



107.86 – 216.52 sq m
1,161 – 2,331 sq ft

- MODERN TRADE COUNTER UNITS
- LIGHT INDUSTRIAL/STORAGE UNITS
- AVAILABLE SEPERATLY OR COMBINED
- HIGH PROFILE ROAD FRONTAGE
- NEW LEASE AGREEMENTS

Location

Calne is well located in north Wiltshire with excellent access routes via the A4 and A3102. Junction 16 of the M4 and Swindon is 12 miles to the east. Junction 17 and Chippenham is 10 miles to the west.

Porte Marsh Trading Estate forms a principal employment area in Calne with direct access to the A3102.

Units 6 & 7 hold a prominent location fronting directly onto Porte Marsh Road which is the principal estate road.

Description

The units are constructed of a clear span portal frame with brick and metal clad elevations. The minimum internal eaves height is 3.1m and the maximum is 3.5m. Each unit benefits from a commercial vehicle access door into a clear span workshop area. To the front of each unit is an office/administration area.

Outside to the front of the units is an allocated parking and service yard area.

To the side of unit 6, is an additional enclosed stores area.

Please note the units can be taken separately or combined.

Accommodation

All measurements are approximate and given on a gross internal basis, in accordance with the RICS Code of Measuring Practice.

Area	Sq m	Sq ft
Unit 6 Office	14.9	160
Unit 6 Workshop/Warehouse	92.96	1,001
Total	107.86	1,161
Unit 7 Office	15.7	169
Unit 7 Workshop/Warehouse	92.96	1,001
Total	108.66	1,170
Combined Total	216.52	2,331

Please note the units can be taken separately or combined.

Tenure

The premises are available on new full repairing and insuring lease agreements.

Quoting Terms

£12,000 per annum exclusive per unit.

Please note that VAT will be payable on the rent. All quoted rents are exclusive of service charge and buildings insurance payable quarterly in advance.

Business Rates

The current Rating List (2017) shows the unit as having a rateable value of £7,500. Please note this figure is for both units combined.

Please note the rateable value is not the same as the rates payable.

Energy Performance Certificate

An energy performance certificate is being prepared.

Legal Costs

Each party will be responsible for their own legal costs incurred in a transaction

Estate Agents Act 1979

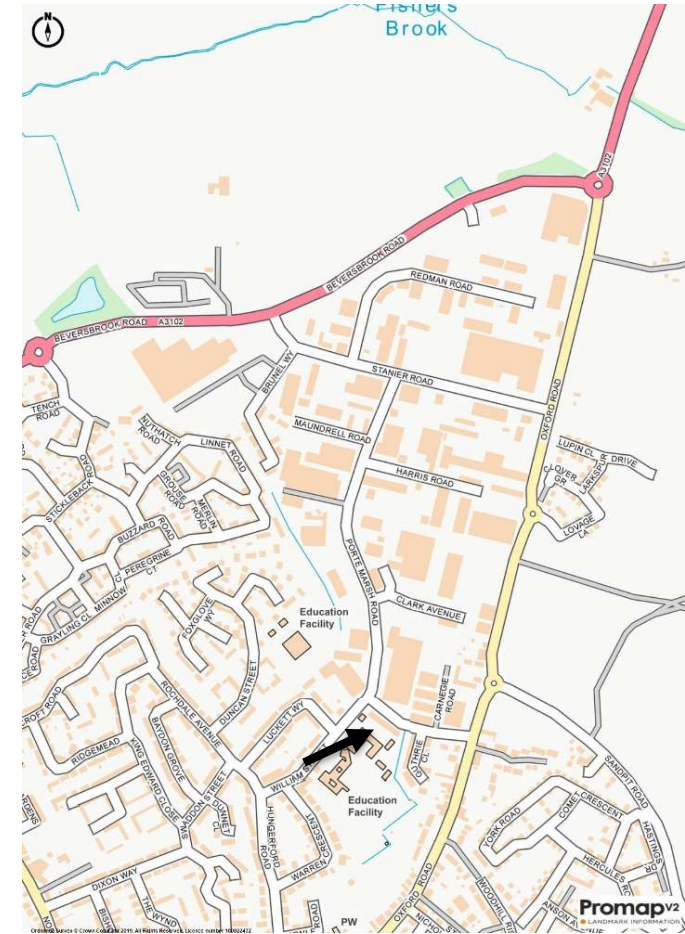
Under Section 21 of the Estate Agents Act 1979, we give notice that the company directors for the lessor/vendor are also partners in Whitmarsh Lockhart LLP and this constitutes a declarable interest.

Contacts

Viewing and further information is strictly by prior appointment through the sole agents:

Paul Whitmarsh MRICS
01793 544832 · paul@whitmarshlockhart.com





**Whitmarsh
Lockhart**
Commercial Property Advisors
01793 541000
www.whitmarshlockhart.com

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