



**Millards Farm Store
Upton Scudamore
Warminster
BA12 0AQ**

**Storage Unit
Approximately 5,787 SqFt (537.58 Sq M)**

- **Clear span warehouse space**
- **Flexible terms**
- **Good access to A350**
- **5.5M Eaves**

LOCATION

The property is located approximately 2 miles to the north of Warminster and 15 miles south of Bath. Access to the M4 is by way of the A350.

DESCRIPTION

The property comprises a detached portal framed storage building with concrete panels to lower elevations and steel cladding to the upper elevations under a steel clad roof. The premises benefits from an eaves height of 5.5M and height to pitch of 7.9M, loading door to front and LED lighting. Externally there is good circulation space.

The building has good links to the A350.

QUOTING PRICE

£30,000 per annum exclusive.

SERVICES

Occupiers are to make their own enquiries regarding the availability of services as well as their state and condition.

ACCOMMODATION

The Unit has been measure in accordance with the RICS Code of Measuring Practice and extend to:

Warehouse	537.58 Sq M	5,787 Sq Ft
Total	537.58Sq M	5,787 Sq Ft

TERMS

The unit will be available to let on a new lease on a terms to be agreed,.

PLANNING

The most recent use for the unit was a storage unit. However, prospective occupiers should make their own enquiries with the Local Planning Authority Wiltshire Council regarding their intended use.

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.



VAT

All prices quoted are exclusive of VAT if applicable.

EPC

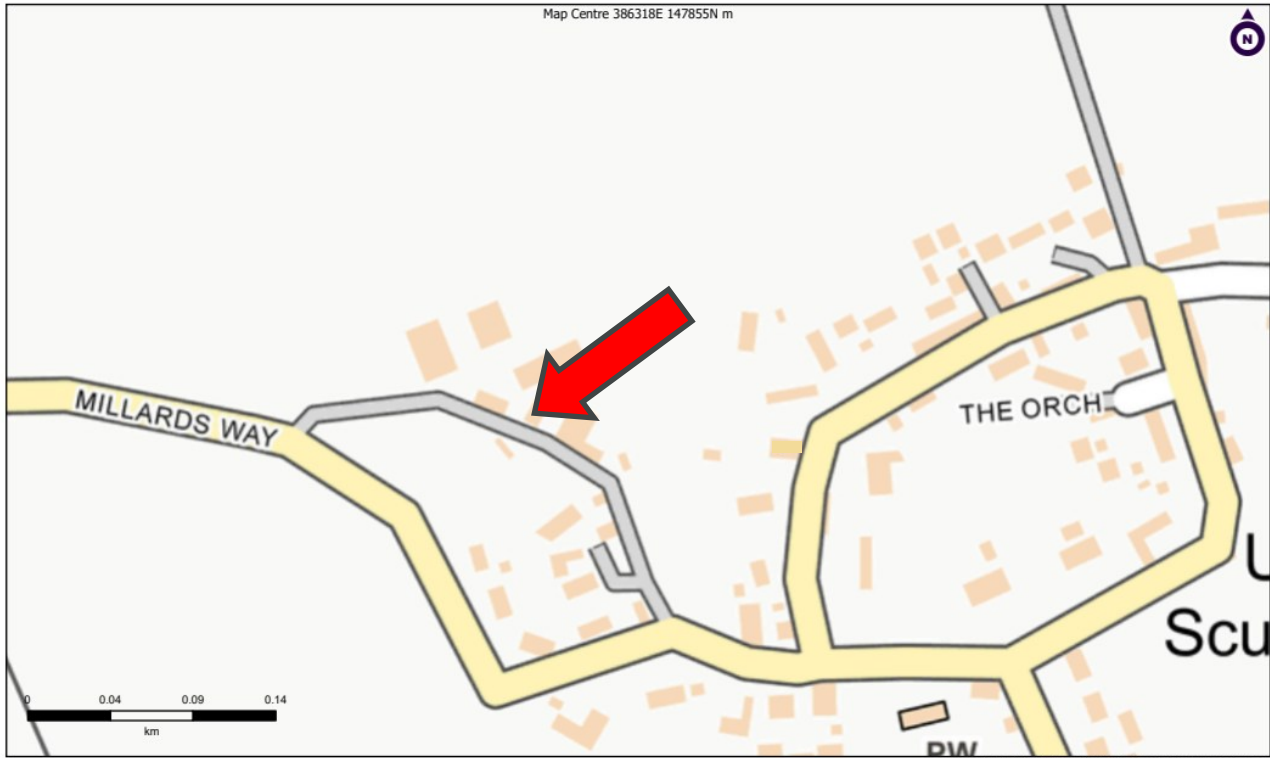
We are advised that EPC is not required as the building is for storage only and does not have heating.

VIEWINGS

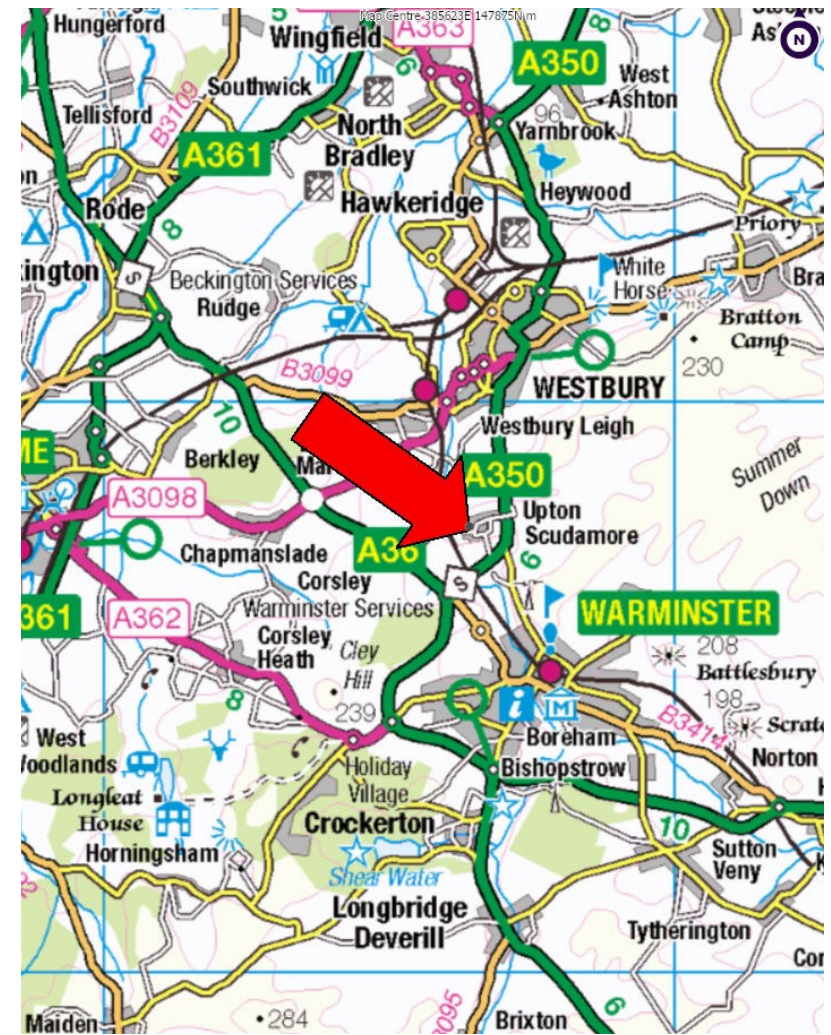
Viewings can be arranged by prior appointment with sole agents Carter Jonas.



SUBJECT TO CONTRACT



For identification purposes only



FURTHER INFORMATION

Should you require further information please contact:

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IMPORTANT INFORMATION

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November 2024

Carter Jonas