



UNIT B2 at Everleigh | Pewsey | SN8 3EU

**WOOLLEY  
& WALLIS**

A secure commercial site with multiple units varying in size from 1511 sq ft to 3509 sq ft (8,431 sq ft total internal storage). The premises is suitable for a variety of uses and can be tailored to suit prospective tenants needs.

## THE PROPERTY AT A GLANCE

- | Three Phase Electricity
- | Good access
- | Secure rural location
- | Parking Available
- | Good transport links
- | Onsite WC facilities

## SITUATION

The site is situated on the outskirts of the village of Everleigh with good transport links via the A338 and A342. The town of Tidworth is just 4 miles away offering a comprehensive range of business, retail and commercial facilities.

The site comprises of a former agricultural yard converted to a commercial space with several newly refurbished buildings extending to various sizes.

## DESCRIPTION

The unit comprises of a concrete floor, concrete block elevation and box profile cladding. Prior to commencement of tenancy, unit will be cleared and the front elevation clad with a sliding steel door. The internal layout can be tailored to suit the prospective tenants' needs.

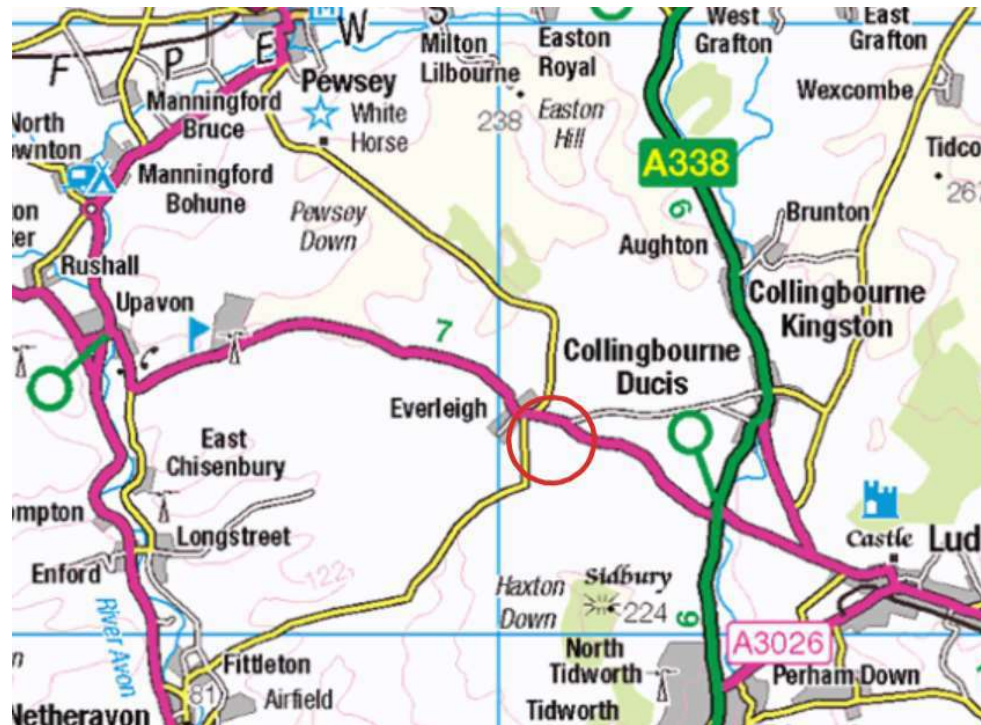
There is adequate space outside the unit for parking, for multiple vehicles. The site also has 24 hour CCTV security, and the entrance to the site will be fitted with electric gates.

## SERVICES

The unit has three phase electricity which is separately metered. Water access can be provided, to the unit. The building is not heated.

## LOCAL AUTHORITY

[www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)



Unit	Max Sqm	Max Sqft
Unit B2	132 sq m	1,511 sq

## TENANCY DETAILS

Variable term duration available to suit tenants needs.

## CODE OF PRACTICE

You should be aware of the Code of Practice on commercial leases in England and Wales recommends that you seek professional advice from a Qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement.

The code is available from professional institutions and trade associations or through the website [www.commercialeasecodeew.co.uk](http://www.commercialeasecodeew.co.uk)

All viewings are by appointment only arranged through our Marlborough Office - 01672 515252.