

TO LET

Carter Jonas



**21 Porte Marsh Road
Calne
Wiltshire
SN11 9BW**

Approximately 11,542 Sq Ft (1072.27 Sq M)

- Popular Well Established Industrial Estate
- Eaves Height 5.7m Height to pitch 6.88M
- Good turning and circulation space
- EPC B
- High quality office and welfare areas
- Secure Site

LOCATION

Located on the established and popular Porte Marsh Industrial Estate with good road links.

Junction 17 of the M4 motorway is approximately 10.5 miles distant and Swindon, the principal regional employment centre c.15.5 miles to the east.

DESCRIPTION

The property comprises a steel portal frame building with brick and insulated profile steel cladding to the elevations.

The industrial element is serviced by a loading door (4.12M wide x 5M high). The eaves height extends to 5.7M and a height to pitch of 6.8M.

A subdivided area provides a workshop with warm gas fired heating.

The office accommodation forms part of the ground floor level, and provides a mixture of well presented sub-divided office space together with welfare accommodation and kitchen facilities.

The offices and ancillary areas have been finished to a high specification. A mezzanine provides an additional storage.

Externally the yard areas are finished with part tarmac and part concrete. Access to the property is provided via a tarmac access road and secure steel gates from Porte Marsh Road.

QUOTING RENT

£85,000 per annum exclusive

SERVICES

All mains services connected however prospective occupiers to satisfy themselves in respect of their capacity

ACCOMMODATION

Floor areas are set out below :

Warehouse &	931.35 Sq M	10,025 Sq Ft
Mezzanine	69.65 Sq M	750 Sq Ft
Ancillary Offices	71.27 Sq M	767 Sq Ft
>		
Total	1072.27 Sq M	11,542 Sq Ft

TERMS

The property is available on a full repairing and insuring occupational lease on terms to be agreed.

PLANNING

The most recent use of the building was for engineering, storage with ancillary offices. Prospective occupiers should satisfy themselves in terms of their intended use.

Local Planning Authority Wiltshire Council

Email: developmentmanagement@wiltshire.gov.uk

Phone: 0300 456 0114

LEGAL COSTS

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

BUSINESS RATES

The Business Rates are to be assessed.

VAT

Figures are exclusive of VAT, if applicable.

EPC

Energy rating of B

VIEWINGS

Access can be provided for viewings via Carter Jonas who are the sole agents of the property.

SUBJECT TO CONTRACT





Not to scale

FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

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For Identification Purposes Only

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IMPORTANT INFORMATION

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April 2024

Carter Jonas