

# Portingales Barn

East Farm, Codford, Warminster, Wiltshire BA12 0PA

## **420 sqm Gross External Area Storage/Workshop/Distribution (B8) Space**

A versatile new building to be built to a specification to suit requirements of incoming tenant. Benefitting from excellent transport links with immediate access onto the A36 and close proximity to the A303.

**£22,000 - £33,000 + VAT per Annum**  
**Depending on Specification Required**

**Fowler Fortescue**  
RURAL ASSET MANAGEMENT

t. 01747 356099 | [fowlerfortescue.co.uk](http://fowlerfortescue.co.uk)

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East Farm  
Codford  
Warminster  
Wiltshire  
BA12 0PA

### Description/Location

Portingales Barn will offer versatile space suitable for a range of uses with planning consent for storage and distribution (B8). This new building can be built to a preferred specification depending on the tenants requirements.

Located just off the A36 the building benefits from excellent transport links to the A303 and the city of Salisbury is just 14 miles.

- Approximate gross internal area of 4400 sq ft
- 67kw 3 phase power supply
- Roller shutter door and access door
- Internal Office
- Parking
- Available now
- WC Facilities

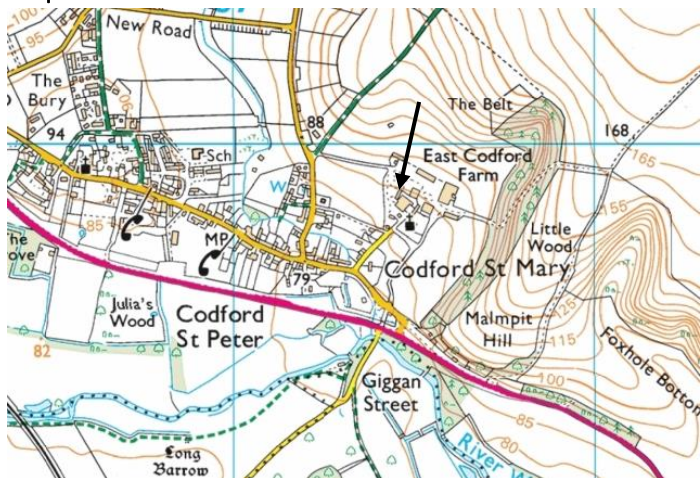
### Rent, Deposit and Service Charge

Rent will be dependent on the final specification of the building, guided at between £22,000 - £33,000 plus VAT per annum.

A service charge of £100 plus VAT per month will be payable for water, drainage and site maintenance.

The deposit is equal to one months' rent.

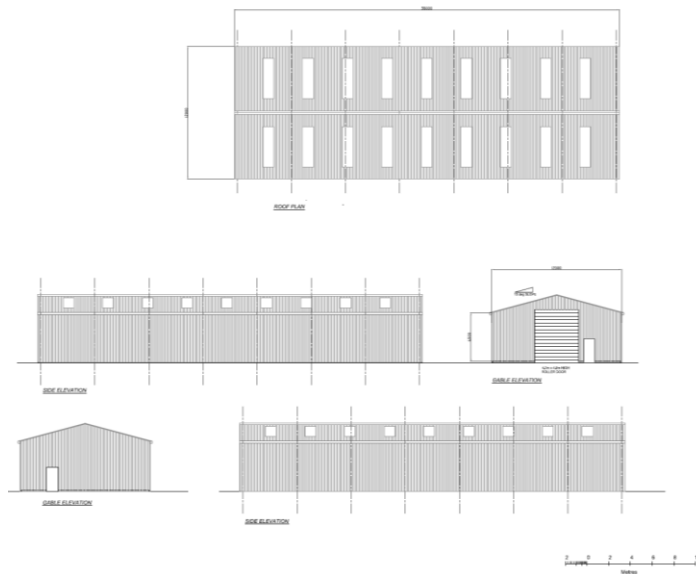
### Map



### Services

Drainage via treatment plant, private water supply and mains electricity.

### Photos



### Viewings

Strictly by appointment only through FowlerFortescue  
01747 356 099.

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.

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