



# BROCKHURST

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PROPERTY ♦ MANAGEMENT

TO LET

INDUSTRIAL UNIT

5627 SQ FT (522.79 SQ M)

D1/D2 FIVEWAYS INDUSTRIAL ESTATE,  
WESTWELLS ROAD, CORSHAM, SN13 9RG.

#### LOCATION

Unit D1/D2 is situated on the Fiveways Light Industrial Estate which is approximately ½ mile from the A4 at Corsham and within easy reach of Bath, Chippenham (M4 access), Melksham (A350 access), Trowbridge and Bradford on Avon.

#### DESCRIPTION

The unit is a recently refurbished single storey unit constructed of brick elevations under a pitched roof with roof lights and two roller shutter doors at 2.5m eaves. There is also a wc and kitchen area.

#### ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition) the floor areas for the premises have been measured on a net internal area basis and are calculated as follows;

5627 sq ft (522.79 sq m)

#### SERVICES

We are advised by the Landlord that mains electricity, water, drainage and gas are connected to the unit. We have not verified the existence nor tested any of the service installations and advise that interested parties make their own enquiries and investigations as to their state and condition.

#### TERMS

The unit is available by way of a new full repairing and insuring lease at a rental of £42,202 per annum plus VAT.

#### SERVICE CHARGE

A due proportion of the estate service charge will also be payable.

#### RATES

The Valuation Office Website describes the property as 'Workshop and Premises' with a rateable value of £19,250. The rates that you pay will depend upon individual circumstances of your business. Enquiries should be made to the local billing authority – Wiltshire Council.

#### LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

#### PLANNING

The premises most recent use was that of Light Industrial, Class E.

EPC RATING (This is how energy efficient the property is)

In accordance with the regulations an EPC has been requested.

#### VIEWING

Contact: Stephen Brickell

Tel: 01225 690041

Email: [sb@brockhurstpm.co.uk](mailto:sb@brockhurstpm.co.uk)

#### Important Notice

These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants / purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Brockhurst Property Management or TLC Property Ltd has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.

#### Code of Practice

The Code of Practice on commercial leases recommends 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.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

#### Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of the agents and accordingly we recommend you obtain advice from a specialist source.