

## EXTENSIVE WORKSHOP / STORAGE SPACE OVER 2 FLOORS



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01249 704345



TO LET ON NEW LEASE

7,141 Sq Ft  
663.73 Sq M

- Extensive space over 2 floors
- Potential for workshop or storage uses
- New lease
- £30,000 pa + VAT
- Immediately available (subject to legals)

UNIT 7, CORSHAM COMMERCIAL CENTRE, POTLEY LANE, CORSHAM, WILTSHIRE, SN13 9RH

## LOCATION

Corsham is a busy a popular town situated on the A4 road approximately 5 miles west of Chippenham and 8 miles east of Bath. Junction 17 of the M4 is approximately 8 miles distant to the north east, with Junction 18 approximately 15 miles to the north west.

The Corsham Commercial Centre is a well-established industrial and warehouse development located off Potley Lane approximately 1 mile south west of the town centre. Existing occupiers on the Centre include Allens Leisure, Sally Lunn's Bakery and Park Lane Autos.

## DESCRIPTION

Unit 7 is an end of terrace unit with blockwork elevations under a pitched asbestos cement sheet roof.

A concrete ramp in front of the unit leads to a steel roller shutter loading door approximately 4.2m high x 3.6m wide.

Internally, there is a small area of full height space to a full eaves height of approximately 6.4m with the ground floor space under the concrete first floor area,

with a floor to ceiling height of approximately 3.3m.



Ground floor space



Ground floor space

Also on the ground floor are 3 toilets and an area at the front of the unit with a sink and drainer.

A steel staircase leads up to an extensive concrete surfaced first floor that extends to the rear beyond the ground floor space and over the top of a third party unit. Some partitioning has been erected on the first floor by a previous occupier, but this could be removed to provide open plan space.

The first floor has fluorescent strip lighting. At the rear is a steel staircase providing a fire escape exit to the ground floor and outside.



First floor



Rear of first floor with fire escape exit



First floor

### ACCOMMODATION

	Sq M	Sq Ft
Ground floor	262.11	2,820
First floor	401.62	4,321
<b>Total area</b>	<b>663.73</b>	<b>7,141</b>

### TERMS

The property is offered by way of a new lease for a term of years to be agreed.

The repairing liability under the new lease will be limited by reference to a Schedule of Condition to be agreed prior to the lease commencement.

### RENT

£30,000 per annum exclusive of VAT.

We are informed that the property is registered for VAT, so VAT at the standard rate is payable on the rent.

### BUSINESS RATES

The Valuation Office Agency website lists the building as having a Rateable Value effective from 1<sup>st</sup> April 2023 of £25,750.

### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

A copy of the EPC and Recommendation Report is available from the agents on request.

### SERVICES

The unit is connected to mains water, drainage and both single and 3 phase electricity supply. There is no heating in the property.

We recommend that prospective tenants satisfy themselves that the services provided comply with current regulations and meet their own occupational requirements, before completing any lease.

### SERVICE CHARGE

A service charge is payable toward the repair and maintenance of common parts of the Centre. The service charge payable for Unit 7 for the year 2024 is £1,206 + VAT.

### LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in any transaction.

## VIEWING AND FURTHER INFORMATION

Via Huw Thomas of Huw Thomas Commercial

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Details prepared March 2024.

## Disclaimer

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