

TO LET

**1 Porte Marsh
Industrial Estate
Calne Wiltshire
SN11 9BW**

INDUSTRIAL / TRADE COUNTER

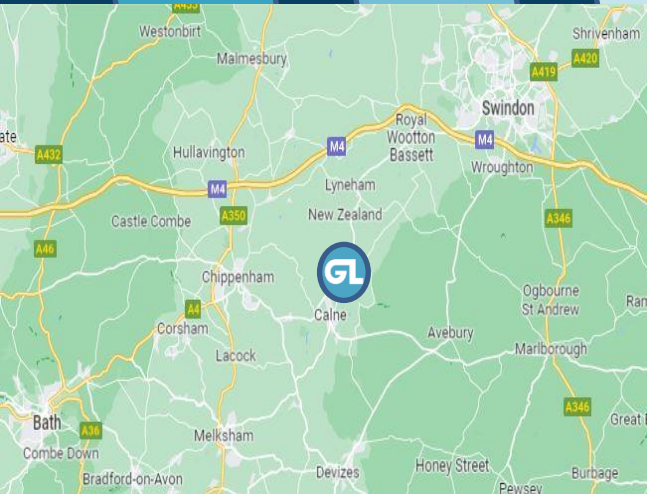
11,804 SQ FT – 1,097 SQ M

- GL Refurbished industrial warehouse / Trade Counter of 11,804 SQ FT (1,097 SQ M GIA) including ancillary offices & kitchen.
- GL Located on the Porte Marshe Industrial Estate with good road links to the M4, A4 & A3102 road networks.
- GL Minimum eaves height of 6.7 meters with apex height of 10 meters.
- GL Loading/unloading facilities via surface level loading doors.








The property is a mid terrace of steel frame construction with brick elevations & an insulated roof with good natural light. The eaves height is approximately 6.7m rising to 10m at the apex and access is via a single roller shutter loading door approx. 3.1m (w) by 4.6m (h). Inside the front elevation of the warehouse is a single storey carpeted office block. On the opposite side of the loading door is a kitchen/staff room and separate WC. To the front of the unit is a fenced and gated yard approximately half of which is protected by a curtain sided loading canopy. Both the main warehouse and the loading canopy benefit from existing, high bay lighting. The property has undergone extensive refurbishment.





Location: The Porte Marsh Industrial Estate is the main industrial area of Calne & one of the principal areas of employment for the town. Calne is well located approximately 10 miles southwest of junction 16 of the M4 motorway via the A3102 and 6 miles east of Chippenham via the A4. Unit 1 fronts directly onto Porte Marsh Road & the Estate benefits from access to the new northern distributor road.

ACCOMODATION	SQ. M.	SQ. FT
Main Warehouse (inclusive of Office & WC's)	1,096	11,804
Loading Canopy	386	4,155
TOTAL GIA	1,482	15,959

-  Strategic Location
-  III Phase Power Supply
-  Secured Yard & Loading Area
-  New Lease
-  Curtain sided loading canopy

Terms: A new Full Repairing & Insuring lease for a term to be agreed.

Rental: £65,000 Plus VAT.

Service Charge: Rent upon application.

Rates: From 1st April 2023 the property is assessed as 'Warehouse and Premises' and has a rateable value of £51,500. More information can be found from the Local Authority (Wiltshire Council).

EPC: The NDEA Energy Performance rating is 'D' (84).

Legal Costs: Each party to be responsible for their own legal costs.

**Viewing & Further Information
Strictly By Prior Appointment
Through joint Agents**

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