

TO LET – (MAY SELL)

Carter Jonas



Unit 3
Leaffield Industrial Estate
Leaffield Way
Corsham, Wiltshire
SN13 9SS

Fully Refurbished Industrial Building with Yard and Offices
10,330 – 20, 660 Sq. Ft (959.68 – 1,919.36 Sq. M)

- Self Contained Building
- Located on Vibrant and Popular Trading Estate
- Potential To Subdivide
- Good Access to J. 17 M4

LOCATION

Corsham is a busy and popular market town situated on the main A4, midway between Bath and Chippenham. The property is located on the popular Leafield Industrial Estate which is home to a number of national and regional occupiers including, Hygrade, Leafield Environmental, Doree Bonner International and Knorr Bremse.

The trading estate is well situated for access to the M4 via junction 17 which is located approximately 4 miles to the north.

DESCRIPTION

The property comprises a detached industrial building of portal frame construction arranged in two bays each of just over 10,000 sqft.

HPH have recently undertaken a complete refurbishment of the building and the service yard. The works now allow for clear span space and include installation of LED lighting, painted floors and walls, additional up and over insulated loading doors. The office refurbishment includes new gas fired central heating, and WCs.

Externally the yard areas have been resurfaced.

The building is suitable for a variety of uses such as manufacturing, production, light assembly, low bay warehousing, research and development.

TERMS

The property is available to let as a whole or subdivided on a full repairing and insuring lease on terms to be agreed. Alternatively a freehold disposal may be considered.

SERVICES

Mains water, three phase electricity, drainage and gas are connected to the property. However, ingoing occupiers must satisfy themselves independently as to the state and condition.

ACCOMMODATION

The premises extend to the following approximate floor areas:

ACCOMMODATION	Sq M	Sq Ft
Unit 1	959.68	10,330
Unit 2	959.68	10,330
TOTAL	1,936.36	20,660

RENT / QUOTING PRICE

Please apply to the agents for quoting rents and price.

PLANNING

Previous uses have included manufacturing. Interested parties should make their own enquiries concerning their proposed use of the premises with the local planning authority Wiltshire Council 0300 456011 or developmentmanagement@wiltshire.gov.uk

RATEABLE VALUE

Rateable Value: £49,250

Rates Payable (2017/2018): £23,590

This is an estimate only and takes no account of possible transitional adjustment. Interested parties are advised to make their own enquiries through their local billing authority regarding the exact rates payable.

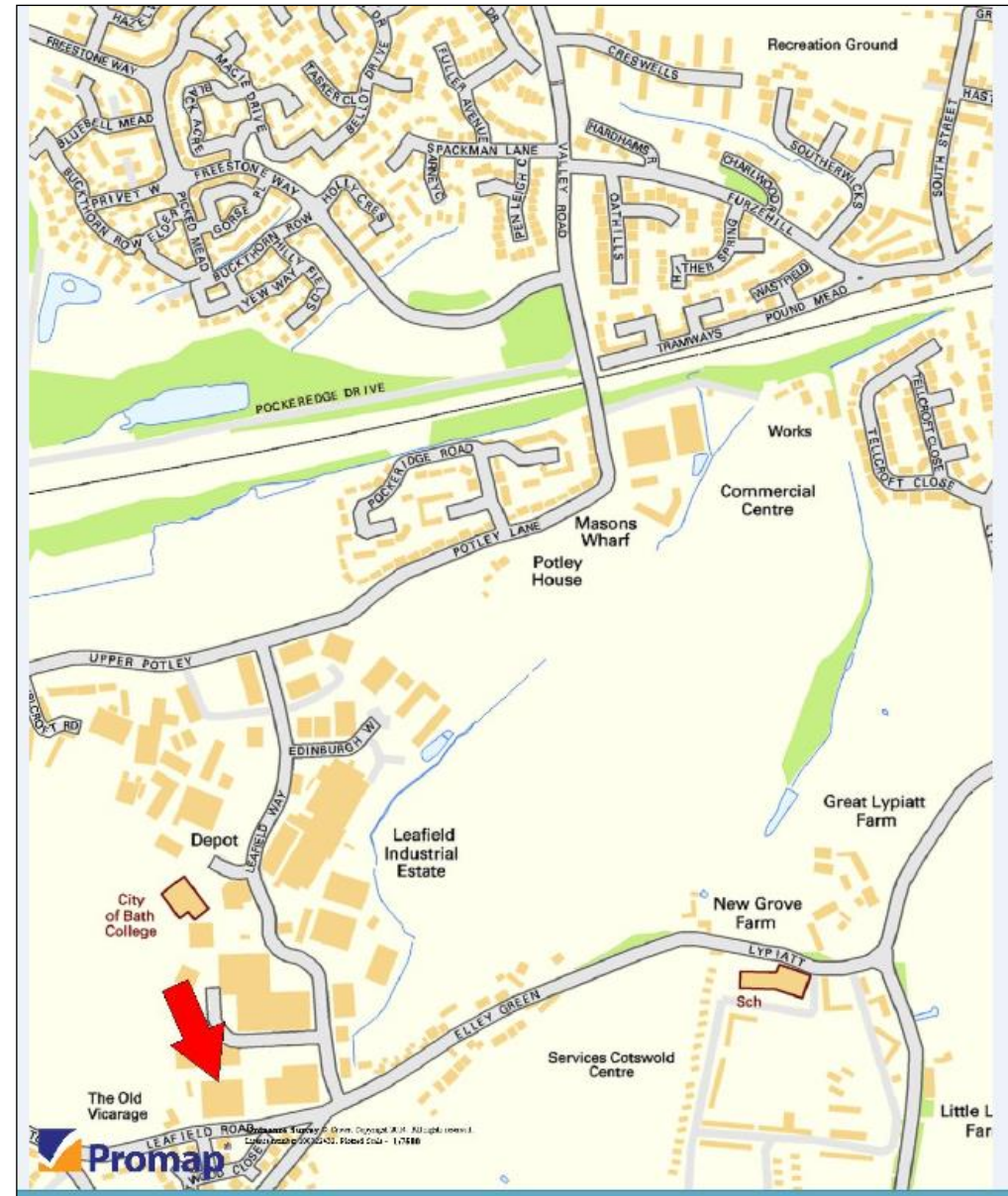
EPC

The Energy Performance Asset Rating is Band D - 88

VAT

Figures are exclusive of VAT, if applicable.

SUBJECT TO CONTRACT





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IMPORTANT INFORMATION

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