

hunter french

COMMERCIAL

UNIT 4, MASONS WHARF, POTLEY LANE,
CORSHAM, WILTSHIRE SN13 9FY



TO LET

Light Industrial / Workshop Unit

£2,500
per month

Corsham: 01249 715775
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Location and Description

The unit is located on Mason's Wharf which comprises a range of modern well-presented light industrial workshop/office units. Mason's Wharf is accessed via Corsham Commercial Centre off Potley Lane and is situated a short distance from the Leafield Industrial Estate. This convenient location provides transport links to surrounding areas including Chippenham, Malmesbury and Bath, as well as easy access to the A350 and M4 via Junction 17 and 18.

Unit 4 is a self-contained workshop/light industrial style unit suitable for a range of uses (subject to planning) and benefits from good access with a roller shutter door (measuring 3.17m x 3.9m), a separate pedestrian door, concrete flooring throughout, lighting, power, and WC's.

Accommodation

The unit has been measured in accordance with International Property Measuring Standards (IPMS) 2 – Industrial* and offers the following levels of accommodation:

Area (IPMS 2- Industrial)	Sq. ft	Sq. m
Ground Floor	1855	172.34
Mezzanine	1650	153.27
TOTAL	3505	325.61

* All measurements approximate.

Tenure and Rental

The unit is available on a new full repairing and insuring lease with terms to be agreed.



Legal Costs

Each party will be responsible for their respective legal cost in any proposed transaction.

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction. We understand the property is elected for VAT currently and therefore VAT will be payable on all associated charges.



Energy Performance Certificate

The property benefits from an EPC rating of C - 74. Please contact the agent for further information in this regard.

Services

Mains electric and water are connected to the unit.

Planning

We have been advised that the property has an existing Class E – Business under the Town and Country Planning (Use Classes) Order 2020 (as amended). We recommend interested parties direct any planning queries to the local planning department.

Viewing

Strictly by appointment through the Hunter French Commercial.

T: 01249 715775

Email: commercial@hunterfrench.co.uk