

TO LET

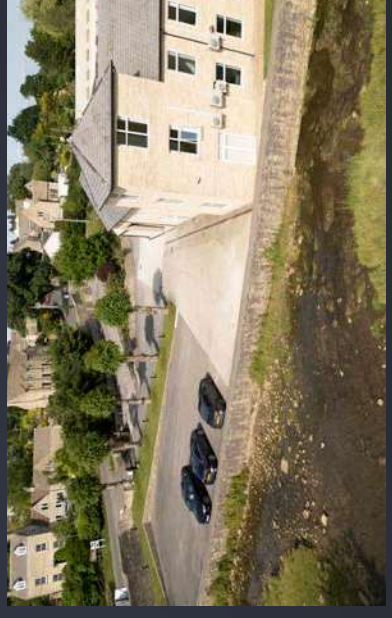
Substantial detached manufacturing/storage facility,
with large service yard and ancillary offices.

875 to 3,693 sq m (9,418 to 39,750 sq ft)



SHERSTON MILL

MALMESBURY, WILTSHIRE SN16 0NG



AVAILABLE IN PART OR AS A WHOLE - SITE AREA 0.72 HECTARES (1.8 ACRES)

PROPERTY OVERVIEW

There has been a mill building on the site since 1872. The site has been used for a number of manufacturing processes since then, originally making silks, ribbons and later cotton.

During the Second World War, the building was used to manufacture paint for Spitfires.

The current owners purchased the property in 1969 and, in more recent years, the building has been used for the manufacturing of elastic products.

The majority of the original buildings on the site have been replaced over the years.

The property is situated within the conservation area for Sherston and overall in an area of "Outstanding Natural Beauty". The buildings themselves are not Listed.

LOCATION

Sherston is well located in North Wiltshire. The village is 24 miles east of Swindon, the principal conurbation.

Junction 17 of the M4 7 miles to the east

Junction 18 of the M4 8 miles to the west

Bath 18 miles to the south

Bristol 34 miles to the west

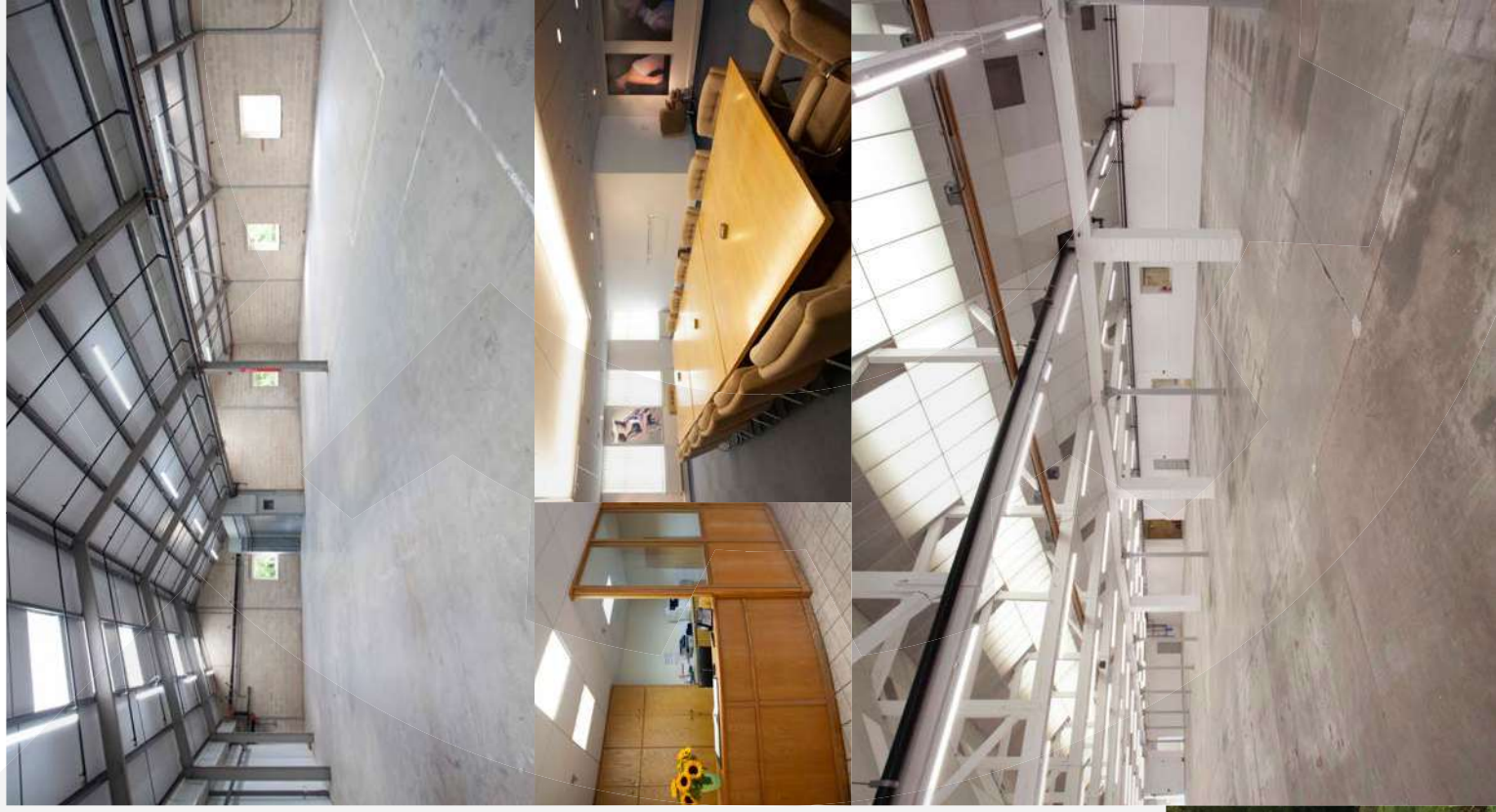
Cirencester 18 miles to the north

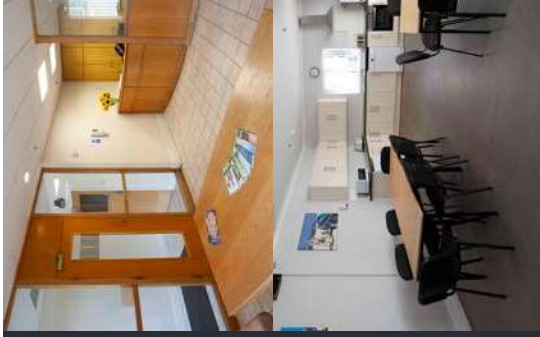
Sherston Mill holds a prominent location on the western outskirts of Sherston, directly facing the B4040 Luckington Road. The property is within walking distance of Sherston High Street.



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DESCRIPTION

Sherston Mill forms a substantial detached manufacturing/storage facility, with ancillary offices. The manufacturing/storage area is arranged in three principal bays. To the front of the site, there is a modern 3-storey office administration area.

Vehicle access is gained via a number of surface level loading doors. Outside there are parking and service yards to the front and side of the facility.

The building benefits from a substantial 3-phase electrical power supply, with distribution around the facility.

The manufacturing and office areas benefit from lighting and heating. The building is currently fitted with a fire-sprinkler system.

ACCOMMODATION

All measurements are approximately and given on a gross internal basis.

	Sq m	Sq ft
GROUND FLOOR		
Offices	523	5,630
Workshop/Storage	2,486	26,759
FIRST FLOOR		
Office	353	3,799
MEZZANINES		
Warehouse	134	1,442
SECOND FLOOR		
Offices/Stores	197	2,120
TOTAL	3,693	39,750

Overall Site Area: 0.72 Hectares(1.8 Acres)

Please note, the accommodation is available as a whole or in part. Manufacturing/Storage Areas are available from 875 sq m (9,418 sq ft) upwards.



TENURE

New full repairing and insuring leases are available on part or all of the property.

RENT

On application.

Please note, all rents quoted are exclusive of Business Rates, Service Charge, Building Insurance and VAT (if applicable), payable quarterly in advance.

BUSINESS RATES

The current Rating List (2023) shows the property as having a Rateable Value of £105,000.

Please note, the Rateable Value is not the rates payable.

ENERGY PERFORMANCE CERTIFICATE

EPC rated C-66.

PLANNING USE

The building has a manufacturing history of B2 General Industrial use.

LEGAL COSTS

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

CONTACT & VIEWINGS

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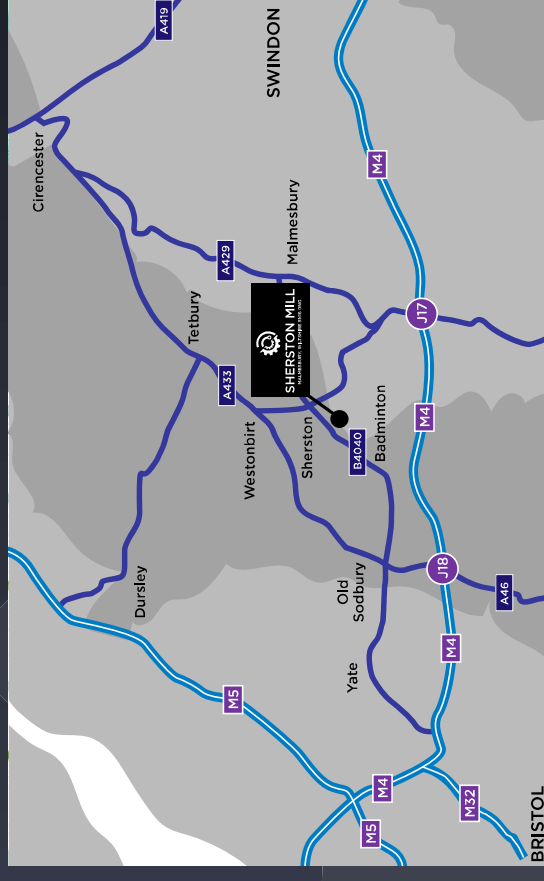
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Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. WL/Hollister HD2589 06/25

