

TO LET

**Modern Detached Industrial/
Warehouse Facility**

20,622 sq ft (1,915.85 sq m)



**GRAFTON
ROAD**

BURBAGE
MARLBOROUGH
SN8 3BA

5 Acre Site Total

Self-Contained Secure Site

Fitted Offices / Reception & WCs

5-Ton Demag Overhead Crane

8 - 10m Internal Eaves





Location

Burbage is well located in Wiltshire, accessed via the A346. To the north Marlborough is 6 miles and junction 15 of the M4 at Swindon is 14 miles. Andover and the A303 are 14 miles to the south.

Grafton Road is located on the southern side of Burbage, with direct access to the A338.



Description

The premises comprise a substantial detached manufacturing warehouse facility on a self-contained site. Commercial vehicle access to the unit is gained via two surface level roller doors at both ends of the building. The building principally comprises a mono-pitched metal frame building, with a minimum internal eaves height of 8m and maximum eaves height of 10m.

Internally, the warehouse area benefits from a 5-ton Demag overhead crane. Within the warehouse there is a fitted works WC, canteen and stores area, as well as a mezzanine floor. The main office area is an adjoining single-storey building fitted to a high standard, to include reception, WCs and meeting rooms.

Externally, the site area comprises 5 acres in total. There are concrete loading forecourts at either end of the building.

Subject to Planning Permission, the plot will allow for further commercial development or activities.



Accommodation

AREA	SQ FT	SQ M
Warehouse	15,544	1,444.08
Office, WCs and Reception	2,674	248.42
Canteen, WCs and Stores	1,411	131.09
Mezzanine	993	92.25
TOTAL	20,622	1,915.84

EPC

Rated as Band D - 76.





Anti-Money Laundering

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

Viewings

Viewing and further information is strictly by prior appointment through the agent.



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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 HD2668 04/26