

Unit 7 Corsham Commercial Centre

Potley Lane, Corsham, SN13 9RH



Key Highlights

- Extensive space over ground and first floors
- Potential for storage or workshop uses
- Rare opportunity to purchase a long leasehold interest
- Long leasehold for sale at £250,000 plus VAT, subject to contract
- Available on new lease at rent of £19,500 pa



Description

Unit 7 is an end of terrace unit with blockwork elevations under a pitched asbestos cement sheet roof.

A concrete ramp in front of the unit leads to a steel roller shutter loading door approximately 4.2 metres high x 3.6 metres wide.

Internally, there is a small area of full height space to a full eaves height of approximately 6.4 metres with ground floor space under the concrete first floor area, with a floor to ceiling height of approximately 3.3 metres.

Also on the ground floor are 3 toilets and an area at the front of the unit with a sink and drainer.

A steel staircase leads up to an extensive concrete surfaced first floor that extends to the rear beyond the ground floor space and over the top of a third party unit. Some partitioning has been erected on the first floor by a previous occupier, but this could be removed to provide open plan space.

The first floor has fluorescent strip lighting. At the rear is a steel staircase providing a fire escape exit to the ground floor and outside.

Location

Corsham is a busy a popular town situated on the A4 road approximately 5 miles west of Chippenham and 8 miles east of Bath.

Junction 17 of the M4 is approximately 8 miles distant to the north east, with Junction 18 approximately 15 miles to the north west.

The Corsham Commercial Centre is a well-established industrial and warehouse development located off Potley Lane, approximately 1 mile south west of the town centre. Existing occupiers on the Centre include Allens Leisure, Sally Lunns Bakery and Park Lane Autos.

Accommodation

The accommodation comprises the following areas on a gross internal basis :

Name	sq ft	sq m
Ground	2,820	261.99
1st	4,321	401.43
Total	7,141	663.42

Terms

The property is offered either by way of a sale of a new long leasehold interest or on a new occupational lease for a term to agreed.

Price / Rent

Long leasehold sale - £250,000 subject to contract

Occupational lease rent - £19,500 pa subject to contract

We are informed that the property is registered for VAT, so VAT at the standard rate is payable on the purchase price and rent.

Business Rates

The Valuation Office Agency website lists the building as having a Rateable Value effective from 1st April 2026 of £27,750, giving rates payable of approximately £12,000 for the current financial year (2026 / 27).

EPC

Rating D - 95

Services

The unit is connected to mains water, drainage and both single and 3 phase electricity supply. There is no heating in the property.

We recommend that prospective tenants satisfy themselves that the services provided comply with current regulations and meet their own occupational requirements, before completing any lease.

Service Charge

A service charge is payable toward the repair and maintenance of common parts of the Centre. The service charge payable for Unit 7 is approximately £1,200 + VAT per annum.

Legal Costs

Each party shall be responsible for their own legal costs incurred in any transaction.

Viewing and further information

Via Allison Williams at Carter Jonas - 0117 403 9943 / 07917041109

or

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