

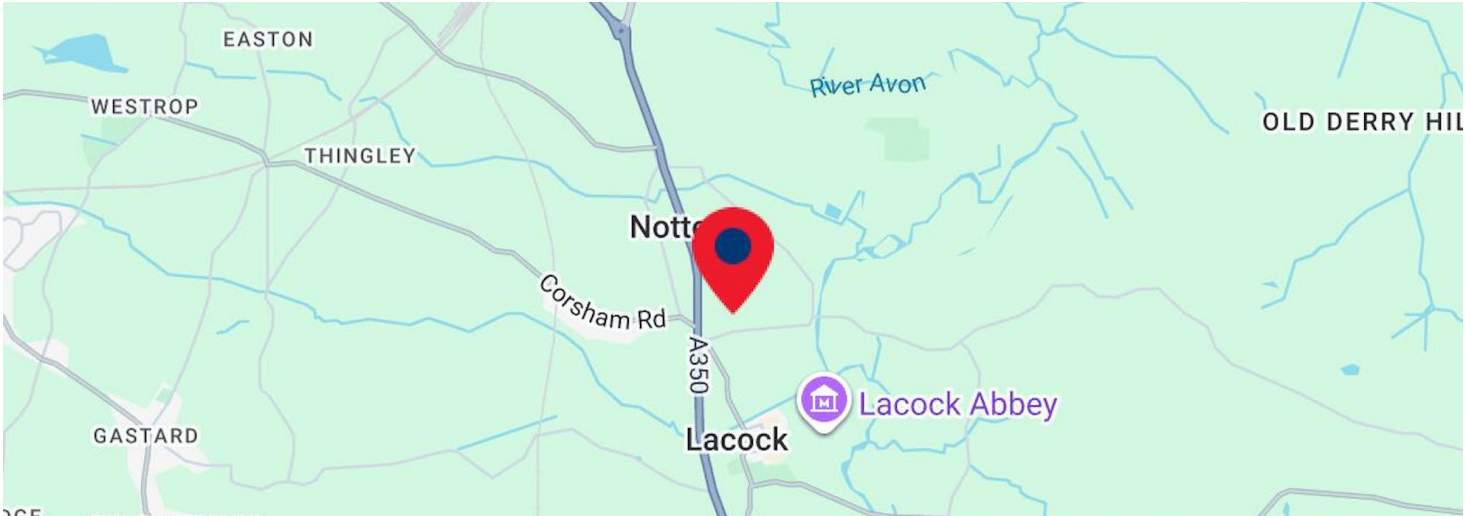


Units A, D & Office/Stores, Reybridge, Lacock
Nr Chippenham, SN15 2JY

WAREHOUSE, BUSINESS UNIT AND STORAGE FACILITY

15,109 sq ft
(1,403.67 sq m)

- SUITABLE FOR A RANGE OF STORAGE USES
- CLOSE PROXIMITY TO A350 CHIPPENHAM AND MELKSHAM
- NEW LEASE AGREEMENT
- LARGE PARKING AND SERVICE YARD AREA
- FITTED OFFICE AREA



Summary

Available Size	15,109 sq ft / 1,403.67 sq m
Rent	£110,000 per annum
EPC	Upon enquiry

Location

Lacock is well located adjoining the A350, one of the principal access roads in north and west Wiltshire. To the north, Chippenham (3 miles) and Junction 17 of the M4 Motorway (8 miles). To the south, Melksham (4 miles) and the A303 (27 miles).

The unit is located in Raybridge in very close proximity to the traffic lights to the Lacock Garden Centre.

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Description

Units A & D comprise a terraced warehouse/storage facility constructed of a metal frame with a single sheet cladding system. Internally the unit has a minimum eaves height of approximately 4m.

Vehicle access to the unit is gained via two roller shutter doors. Internally the unit benefits from, a fitted office area.

The unit has an office area fitted to a high standard. This benefits from LED lighting, a kitchenette, central heating and partitioned office areas. WC facilities are also available.

Externally there is a large parking and service yard area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	13,391	1,244.06
Ground - Fitted Office	109	10.13
1st - Fitted Office	109	10.13
Ground - Office/Business/Stores Building	1,500	139.35
Total	15,109	1,403.67

Terms

A new full repairing and insuring lease is available. The rent quoted is exclusive of service charge, building insurance and VAT, which will be paid in addition to the rent, by the tenant.

Viewings

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



Paul Whitmarsh MRICS
07880 728181
paul@whitmarshlockhart.com



Chris Brooks MRICS
07733 114566
chris@whitmarshlockhart.com



