

Unit 5

Park Road, Malmesbury, SN16 0BX



Key Highlights

- Secure ground floor unit with glazed frontage
- New internal repairing lease
- NO VAT on rent
- On site parking space
- Rent of £7,000 per annum



Description

Unit 5 is set in a corner location within the Courtyard. The unit has previously been used as a trade counter, but could easily be used for general workshop / studio/ storage uses.

From the courtyard double upvc double glazed doors lead into a reception / trade counter area with a tiled floor and suspended ceiling with recessed spotlights. To the left is a small understairs storage cupboard. To the right is the main storage area with a partitioned office at the rear. The office has carpet floor covering, suspended ceiling with integral LED lighting and electric heating. The store area has LED tube lighting.

The unit is very secure with a steel roller shutter door covering the main entrance, security grilles fitted externally on the rear windows and both an intruder alarm and CCTV cameras fitted.

At the rear of the unit is a small wooden shed provided further storage space.

Toilet facilities are provided in a shared block.

Externally a car parking space is provided in the courtyard area.

Location

Malmesbury is a popular and attractive Cotswolds town located to the north of Wiltshire close to the Gloucestershire border. Junction 17 of the M4 motorway is approximately 6 miles to the south with Cirencester being approximately 13 miles to the north. The main business in Malmesbury is Dyson, located approximately 1 mile distant from Park Road.

The Park Road Centre is a courtyard of small units located approximately 1 mile north of Malmesbury town centre, but within easy walking distance of a Coop supermarket. Occupiers on Park Road include Ryalls Decorating and Building Supplies.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	846	78.60	Available
Ground - External shed	56	5.20	Available
Total	902	83.80	

Terms

The unit is offered by way of a new lease tenancy agreement in the standard form for the Estate. It is for a period of 5 years with a tenant break option at the end of the 3rd year. The tenancy will include provision for a small service charge contribution toward the maintenance of the shared kitchen and toilet block.

Rent

£7,000 per annum. The rent is subject to annual index linked increases.

No VAT is payable on the rent.

Business Rates

The Valuation Office Agency website lists the unit as having a Rateable Value effective from 1st April 2026 of £5,900

The Rateable Value is well below the threshold for full Small Business Rate Relief for qualifying occupiers.

Energy Performance Certificate

The unit has an Energy Performance Certificate rating of 66 in Band C.

<https://find-energy-certificate.service.gov.uk/energy-certificate/0948-5822-7587-1802-8113>

Services

The unit has mains electricity with lighting, heating, security alarm and CCTV.

Toilet and kitchen facilities are provided in a shared block across the Courtyard.

Legal Costs

Each party is to be responsible for their own legal costs in any transaction

Contact

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