



**Unit 4 Ingoldmells Court, Leafield Industrial Estate,
Corsham, SN13 9XN**

**MODERN BUSINESS
UNIT/STORES/OFFICES/WORKSHOPS**

**1,896 sq ft
(176.14 sq m)**

- 2 STOREY BUSINESS UNIT
- GROUND FLOOR STORES/WORKSHOP
- FIRST FLOOR FITTED OFFICES/KITCHEN AND WCS
- NEW LEASE AGREEMENT
- ALLOCATED PARKING
- ADJOINING ACCOMMODATION AVAILABLE UP TO A FURTHER 3,121 SQ FT



Summary

Available Size	1,896 sq ft / 176.14 sq m
Rent	£15,000 per annum
Rateable Value	£12,000
Rates Payable	£5,988 per annum
EPC	D (77)

Location

Corsham is well located on the A4 between Chippenham and Bath. Junction 17 of the M4 is approx. 9 miles away.

Leafield Industrial Estate forms one of the principal employment areas in Corsham. Ingoldmells Court forms a cul de sac of industrial warehouse units accessed via Edinburgh Way. Unit 4 holds a mid terrace location.

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<https://w3w.co/cloth.escaping.cabbies>

Description

Unit 4 Ingoldmells comprises a two storey business unit with a flexible range of accommodation in it.

At ground floor, there is a open plan store/workshop area with access via a commercial vehicle roller door. Internal eaves height is approximately 2.5m.

At first floor the accommodation is fitted out to a high standard comprising 4 separate office rooms with a kitchen and WC facilities. The offices benefit from suspended ceilings, LED lighting and are double glazed and have comfort cooling units.

Outside the unit benefits from two 2 allocated car parking spaces.

Please note, the adjoining Unit 5 is also available and can be combined with unit 4. Unit 5 provides up to a further 3,121 sq ft of workshop/storage accommodation.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Stores/Workshop	948	88.07
1st - Offices, Kitchen and WCs	948	88.07
Total	1,896	176.14

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.



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