



The Swanbarton Building, Unit 3 Pinkney Park

Malmesbury, SN16 0NX

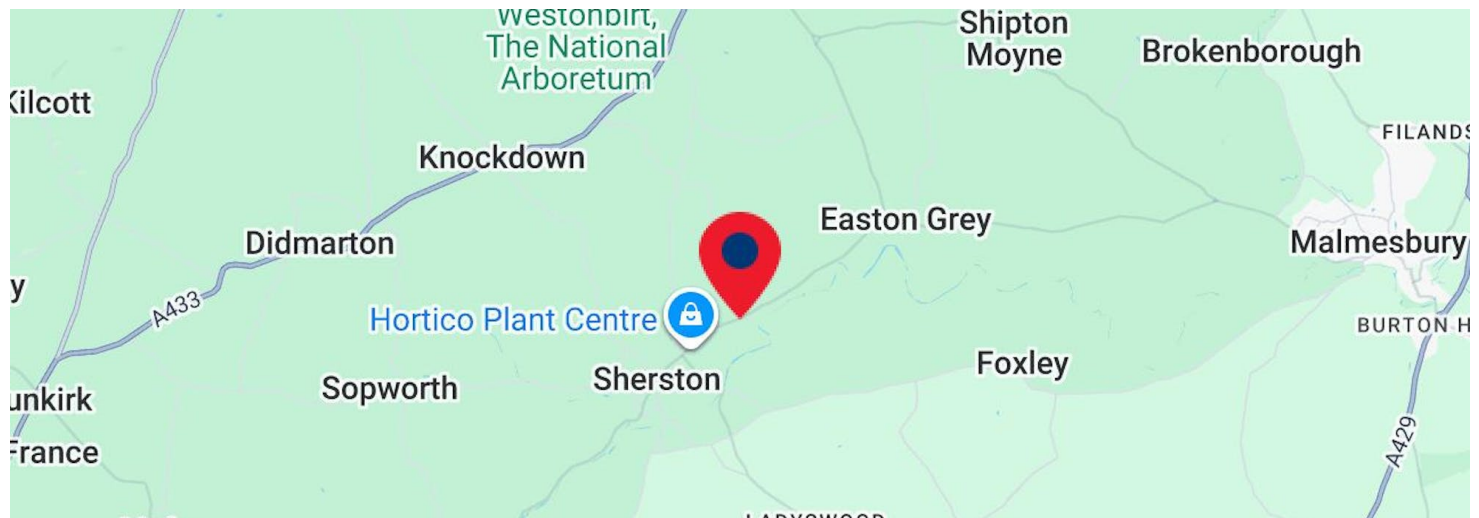
INDUSTRIAL STORAGE UNIT

2,062 sq ft
(191.57 sq m)

- EXCELLENT PARKING AND SERVICE YARD AREAS
- MAXIMUM WORKING EAVES HEIGHT 3.6M
- NEW LEASE AGREEMENT
- KITCHEN AREA
- ADJOINING BUSINESS UNITS AVAILABLE

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Summary

Available Size	2,062 sq ft / 191.57 sq m
Rent	£17,000 per annum
EPC	Upon enquiry

Location

Pinkney Park is well located on the B4040 between Malmesbury (4 miles) and Sherston (0.5 miles). The park is located in an attractive rural location alongside the road.

Junction 17 of the M4 motorway is 7 miles to the south, Junction 18 is 9 miles to the west, both giving excellent access to the M4, Swindon, Bristol and Bath.

Pinkney Park offers a quiet accessible rural location.

///what3words

<https://w3w.co/cropping.forklift.vibrating>

Description

The Swanbarton Building comprises a semi detached light industrial/storage building. Internally in part it has been fitted with a suspended ceiling area to upgrade the internal working environment. Maximum eaves height 3.6m. The unit benefits from a kitchen facility and shared WC's. Vehicle access is gained via a commercial vehicle loading door.

Outside there are excellent allocated parking and service yard areas.

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

Viewings and further information is strictly by prior appointment through the agents.



Paul Whitmarsh MRICS

07880 728181

paul@whitmarshlockhart.com



Chris Brooks MRICS

07733 114566

chris@whitmarshlockhart.com

