



The Clamp Building, Unit 6 Pinkney Park

Malmesbury, SN16 0NX

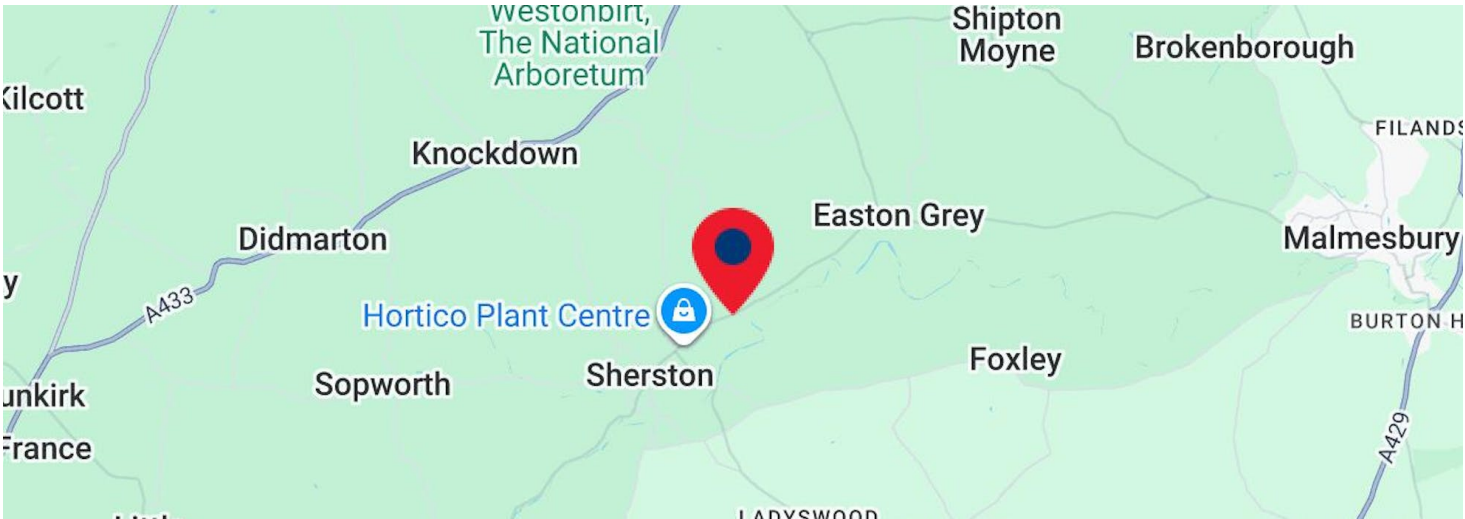
LIGHT INDUSTRIAL/STORAGE UNIT

3,207 sq ft
(297.94 sq m)

- DETACHED BUILDING
- EXTENSIVELY REFURBISHED AND UPGRADED
- EXCELLENT PARKING AND SERVICE YARD AREAS
- NEW LEASE AGREEMENT
- ADJOINING BUSINESS UNITS AVAILABLE

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Summary

Available Size	3,207 sq ft / 297.94 sq m
Rent	£28,000 per annum
Rateable Value	£21,750
Rates Payable	£10,853.25 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.

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Description

The Clamp Building comprises an extensively refurbished and extended light industrial/storage detached building.

Internal eaves height approximately 4m. The unit has a single commercial vehicle access door. The unit benefits from shared WC accommodation.

Outside there are excellent allocated parking and service yard areas available.

Please note, further office and storage units are available

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.



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