



The Parlour Building, Unit 2 Pinkney Park

Malmesbury, SN16 0NX

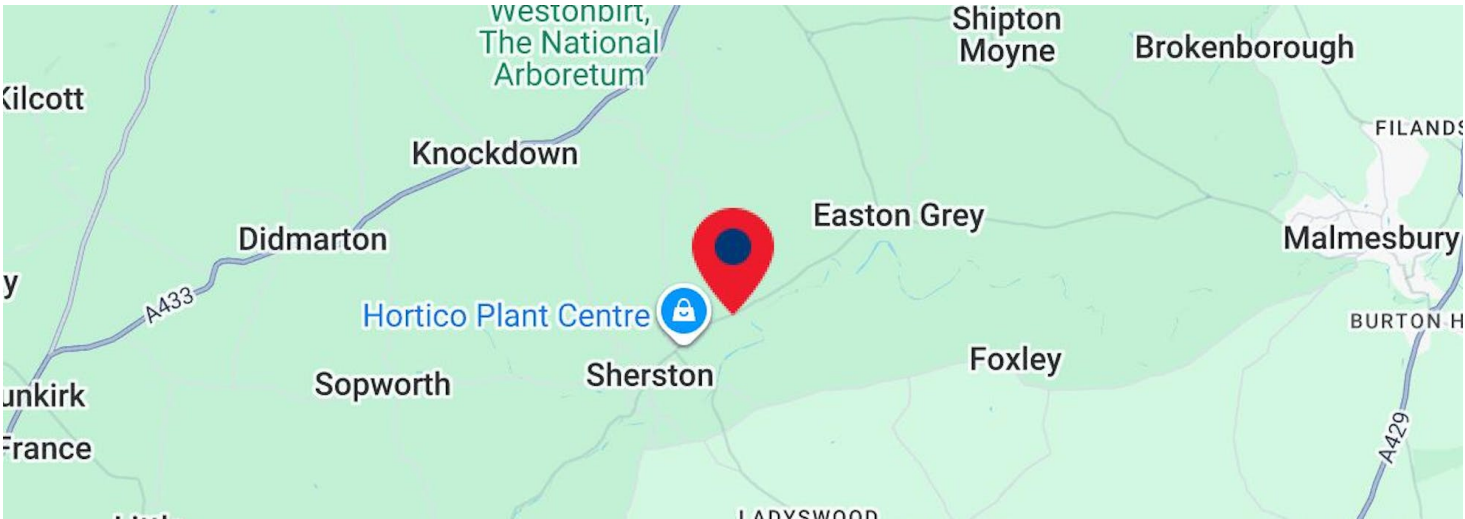
INDUSTRIAL STORAGE AND OFFICE UNIT

5,221 sq ft
(485.05 sq m)

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

The Parlour Building, Unit 2 Pinkney Park

Malmesbury, SN16 0NX



Summary

Available Size	5,221 sq ft / 485.05 sq m
Rent	£39,000 per annum
Business Rates	N/A
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 Parlour Building comprises a detached workshop/storage/office business unit. Internal eaves to the workshop unit is 3.6m and commercial vehicle access is gained via a roller shutter door.

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

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Workshop/Storage	3,507	325.81
Ground - Office/Kitchen/Business Space	1,714	159.24
Total	5,221	485.05

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



