

# Unit 10

Porte Marsh Workshops, Maundrell Road, Calne, SN11 9PU



## Key Highlights

- 627 sq ft
- Located on popular Estate
- £8,000 per annum NO VAT
- Well presented internally
- Internal repairing tenancy
- Immediately available (subject to legals)



## Description

The Porte Marsh Workshops are a courtyard development of small units suitable for workshop or storage uses.

The units are of steel portal frame construction with brick elevations under an insulated steel sheet roof. The internal eaves height is approximately 3.2metres.

Each unit has a steel concertina loading door approximately 3.35 metres wide x 3.75 metres high and each has a single toilet.

Unit 10 is a mid-terrace unit. The recently replaced UPVC pedestrian entrance door leads into an open plan workshop /storage area with LED electric strip lighting. There is a gas supply to the unit though not currently connected.

## Location

The well-established Porte Marsh Industrial Estate is the primary employment area of Calne, located approximately 1 mile north of the town centre and accessed off either the Calne Western by-pass or the Oxford Road.

## Accommodation

The accommodation comprises the following areas:

Name	Floor/Unit	sq ft	sq m	Availability
Ground - Workshop / storage	Ground	627	58.25	Available
<b>Total</b>		<b>627</b>	<b>58.25</b>	

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## Terms

The unit is available on a 3 year lease, excluded from the renewal provisions of the Landlord & Tenant Act 1954

The tenant will benefit from annual breaks on 3 months' notice.

The Tenant will be responsible for doors and windows and landlord's fixtures and fittings. The Landlord will be responsible for structure of the building

There is no service charge

## Rent

£8,000 per annum without review for 3 years, No VAT is payable on the rent.

## Uses

The unit is suitable for workshop, production or storage uses, but the Landlord will not permit any motor trade related uses.

## Utilities

The unit is connected to both single and 3 phase power supply, It has modern LED lighting fitted internally.

There is a mains gas supply to the unit but it is currently capped off with no meter fitted.

## Business Rates

The Valuation Office Agency website lists the property as having a Rateable Value effective from 1st April 2023 of £4,550

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

## Energy Performance Certificate

The property has been assessed for energy efficiency with a Rating of 79 in Band D.

<https://find-energy-certificate.service.gov.uk/energy-certificate/1474-4377-4759-4764-2813>

## Legal Costs

Each party will be responsible for their own legal costs incurred in the agreement of the lease.

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## Contact

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