

TO LET: STORAGE UNIT AT MIDGE HALL FARM, HOOK, ROYAL WOOTTON BASSETT, WILTSHIRE, SN4 8ER

Junction 16 of M4 - 5 min drive

Interchange of M4/A419 – 10 min drive

Swindon - 5 miles

Guide rent £1,600pcm

Introduction

A large, secure storage unit/workshop in a very private location at Midge Hall Farm. The property is situated alongside other buildings on a secure farmyard. Situated 5 mins off J16 of the M4 and a 10 minute drive away from the M4/A419 interchange providing excellent transport links to further afield. Located in close proximity to Swindon. Viewing is highly recommended.

The property consists of half a large steel portal frame building measuring approximately 3,300 ft² (306.5 m²) which is 74.4ft long and 44.4ft wide. It benefits from a 12.8 ft eave height and a 22.6 ft ridge height. There is one roller shutter door at the front of the building measuring approximately 4.48m in width and 6m in height, with pedestrian access also. The flooring is concrete throughout.

Tenure

The property is to be let under the Landlord and Tenant Act 1954. Detailed terms are to be agreed between the parties, but the landlord would be open to agreeing a long term lease, with rent reviews to be RPI linked. The Landlord and Tenant will each pay 50% of the solicitor's costs for the preparation of the Lease. The Tenant will be expected to take on the property with Internal Repairing Terms plus common contribution, with the rent payable monthly in advance. The Landlord will obtain the appropriate buildings insurance cover which the Tenant will reimburse. Any additional improvements carried out by the Tenant will be at the Tenant's cost. The Landlord will not pay compensation for these improvements at the end of the Tenancy.

Services

Three phase (32 amp) electric is connected to the building. Mains water is connected inside. The Tenant will be responsible for all outgoings.



By being located in the main farmyard at Midge Hall Farm, this unit benefits from security onsite. The tenant will be responsible for providing their own w/c facilities.

Parking

The Tenant will have the use of the area to the front of the building for parking.

Service Charge

A service charge to maintain the shared access and shared areas will be payable in addition to the rent passing. This charge will amount to £100pcm.

Business Rates

The Tenant will be responsible for paying the business rates during the tenancy.

Value Added Tax

The building is not registered for VAT and this will not be payable in addition to rent or other charges.

Viewing

Viewing is strictly by appointment through the agents. Please telephone 01793 842055 or email Libby@webbpaton.co.uk to make an appointment.

Directions

Please see the detailed plan provided (nearest postcode is SN4 8ER). From J16 of the M4 follow the signs to Royal Wootton Bassett A3102. Continue on A3102 for approximately 1 mile until you reach a roundabout. Take the second exit. Continue on A3102 for approximately 1 mile until you reach the next roundabout. Take the third exit signposted Purton/Hook. Continue on this road for approximately quarter of a mile and the entrance to Midge Hall Farm will be on the right. If you reach the bridge crossing over the M4, you have gone too far.

STORAGE UNIT

Midge Hall Farm, Hook, Royal Wootton Bassett,
Wiltshire, SN4 8ER

webbpaton

STORAGE UNIT

Midge Hall Farm, Hook, Royal Wootton Bassett, Wiltshire, SN4 8ER



Distances Any distances given are approximate. **Plans Areas Schedules** These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the agents and the Landlord is deemed to have satisfied himself as to the description of the property. Any error or mis-statements shall not annul the contract or entitle either party to compensation in respect thereof. **Disputes** Should any dispute arise as to the Boundaries or any point in the general remarks or the particulars, schedule, plan or the interpretation of any of them, the question shall be referred to the arbitration of the agents, whose decision acting as experts shall be final. The tenant shall be deemed to have full knowledge of all the boundaries and neither the Landlord, nor the Landlords agent will be responsible for defining the boundaries or the ownership thereof.

IMPORTANT NOTICE

WebbPaton for themselves and the vendors or lessors of this property whose agents they are give notice that:

- 1) These details are prepared in all good faith to give a fair and overall view of the property, do not form part of an offer or a contract, and must not be relied upon as statements or representations of fact.
- 2) Purchasers must rely on their own enquiries, inspections or otherwise on all matters including planning or other consents.
- 3) The information in these particulars is given without responsibility on the part of WebbPaton or their clients. The Vendors do not make or give and neither the Agents nor any person in the employment of the Agents has any authority to make or give any representations or warranty in relation to this property.
- 4) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which has not been photographed. Boundaries are subject to verification.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order. Purchasers must satisfy themselves by inspection or otherwise.

WebbPaton Rural & Commercial Valuers
The Dairy, Hook, Royal Wootton Bassett, Wiltshire SN4 8EF
T: 01793 842055 F: 01793 842066
E: post@webbpaton.co.uk
www.webbpaton.co.uk

webbpaton

