

WILL CONSIDER FREEHOLD SALE



TO LET

Two storey business unit

2,399 sq.ft (223.01 sq.m)

Unit C, Beverbrook Centre, Calne, Wiltshire, SN11 9PR

• On site Parking Available • 11 miles from M4 Junction 17 • Near M4 Junction 16 (13 miles)

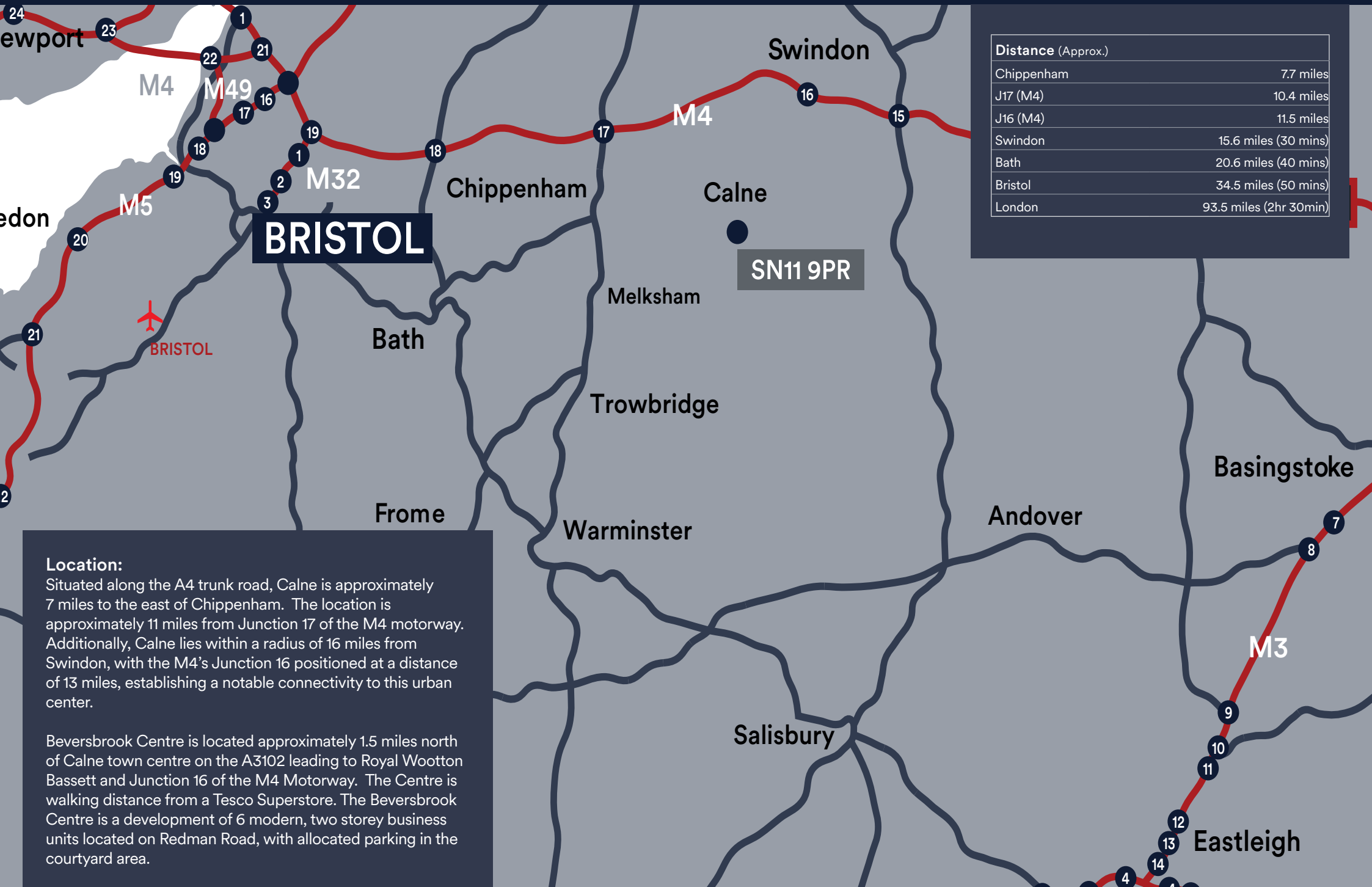
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Distance (Approx.)	
Chippenham	7.7 miles
J17 (M4)	10.4 miles
J16 (M4)	11.5 miles
Swindon	15.6 miles (30 mins)
Bath	20.6 miles (40 mins)
Bristol	34.5 miles (50 mins)
London	93.5 miles (2hr 30min)

Location:
Situating along the A4 trunk road, Calne is approximately 7 miles to the east of Chippenham. The location is approximately 11 miles from Junction 17 of the M4 motorway. Additionally, Calne lies within a radius of 16 miles from Swindon, with the M4's Junction 16 positioned at a distance of 13 miles, establishing a notable connectivity to this urban center.

Beverbrook Centre is located approximately 1.5 miles north of Calne town centre on the A3102 leading to Royal Wootton Bassett and Junction 16 of the M4 Motorway. The Centre is walking distance from a Tesco Superstore. The Beverbrook Centre is a development of 6 modern, two storey business units located on Redman Road, with allocated parking in the courtyard area.

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Areas (Approx. Gross Internal)

Unit C

Ground Floor	1,186 sq.ft	(110.26 sq.m)
First Floor*	1,213 sq.ft	(112.75 sq.m)
Total	2,399 sq.ft	(223.01 sq.m)

*First floor is larger than ground floor due to first floor bay window feature

Description:

The Beversbrook Centre, constructed in the early 1990s, features a steel frame design with full-height brick and block walls under an insulated pitched roof. Unit C constitutes one half of a pair of semi-detached units.

On the ground floor, Unit C is equipped with a roller shutter door. The first floor houses contemporary office spaces along with male and female toilets. Outside, there's 7 car parking spaces available.

Rent (£10 psf)

Unit C	£24,000 p.a.x
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Terms

The units are offered on leases with full repairing and insuring terms, with a minimum commitment of 5 years.

Business Rates

All parties to make their own enquiries with Wiltshire Council
Rateable Value : £15,750

Service Charge

A service charge will be levied for the provision of the maintenance of estate roads, landscaping and common areas. Current rate / sq.ft is c. £0.96 pa.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

C70. Further information available upon request.

Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use. Class E and B8 uses available.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



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Viewing

Strictly via prior appointment with the appointed agent



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