

KAVANAGHS

OFFICES

FOR SALE or TO LET



UNIT 23 LEAFIELD INDUSTRIAL ESTATE

CORSHAM

WILTSHIRE

SN13 9RS



01225 703082
13 High Street, Melksham, Wiltshire. SN12 6JY
www.kavanaghs.co.uk



Unit 23, Leafield Way, Corsham, SN13 9RS

- Location:** Corsham is an expanding market town in north Wiltshire. It has a population in excess of 11,000 people. It well located on the A4 five miles west of Chippenham and with easy access to Bath (10 miles) and the M4 at junction 17 (9 miles).
- Leafield Industrial Estate is the primary business area for the town which has seen significant growth over the last few years with a range of new purpose designed office and industrial units. The property is located on Leafield Way which is the principal thoroughfare into the estate from the north off Potley Lane.
- Description:** It is a striking modern office building with three predominantly glazed elevations under a pitched roof with additional accommodation in a small first floor area. There is parking to both front and rear totalling 20 spaces. The ground floor accommodation is fully double glazed and benefits from heating and carpeting throughout.
- Accommodation:** In accordance with the RICS Code of Measuring Practice (6th edition) the approximate Net Internal Area and rent is outlined below:
- | | | |
|---------------|-------------------|--------------------|
| Ground floor: | 4250 sq ft | 934.84 sq m |
| First floor: | 1200 sq ft | 111.48 sq m |
| Total | 5450 sq ft | 506.75 sq m |
- Terms:** The building is available freehold for which the price is £750,000 **Or** Our clients may be prepared to let the building on full repairing and insuring terms with three yearly rent reviews at a rental of £52,500 per annum plus VAT. They may also consider splitting the accommodation for letting purposes.
- Services:** We are advised that mains electricity, water and drainage are connected to the property. We have not verified the existence or tested any of the service installations and advise that interested parties make their own enquiries/ investigations as to their state and condition. Our clients would be willing to incorporate air conditioning into the building by separate negotiation.
- Rateable Value:** To be reassessed. The business rates that you pay will depend upon the individual circumstances of your business. Enquiries should be made direct to the local billing authority: Wiltshire Council 01225 776655
- Legal Costs:** Each party to be responsible for payment of their own legal costs.
- Viewing:** Strictly by appointment with the agent:
Kavanaghs, 13 High Street, Melksham, Wiltshire, SN12 6JY.
Contact: **Stella Hicks**
Telephone: **01225 703082**
Email: stellahicks@kavanaghs.co.uk
- Date of particulars:** January 2010

The Code of Practice on commercial leases in England and Wales recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available through the website: www.commercialleasecode.co.uk

Misrepresentation Act 1967: These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or the contract. Prospective purchasers and tenants should not rely upon the particulars (nor any statement/representation) within as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. Neither we nor any of our employees have any authority to make or give any representation or warranty about any property. Property Misdescriptions Act 1991: These details were prepared on the date stated above and are subject to future amendment.

The detection and management of asbestos and asbestos related compounds is beyond the scope of our expertise and does not form part of the services that we have agreed to provide in respect of the property. We strongly recommend that you obtain advice from specialist environmental consultants in respect of asbestos related issues.