



**Huw Thomas**  
**commercial**

**SELF CONTAINED OFFICE SUITE**  
**APPROX 506sqft/47.05sqm WITH PARKING**  
**TO LET ON NEW LEASE AT INCLUSIVE RENT**



**Key Points:**

- Self contained suite
- Well presented
- Inclusive rental
- Plentiful car parking
- New lease
- £8,500 + VAT per annum

**UNIT 19a LEAFIELD INDUSTRIAL ESTATE,**  
**CORSHAM, WILTSHIRE, SN13 9SW**

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## **LOCATION**

Corsham is a popular and expanding north Wiltshire town, located on the A4 approximately 9 miles east of Bath and 4 miles west of Chippenham.

The Leafield Estate is the primary industrial and warehouse area of Corsham, located approximately 1.5 miles south west of the town centre.

## **DESCRIPTION**

The office suite is self contained and situated to the rear of the Unit occupied by First Step Gym.

A ground floor entrance door leads directly to a staircase to the first floor suite. The suite comprises 2 offices, a storeroom and a single toilet. One office has a sink & drainer with kitchen base and wall units fitted.

The offices are well presented being carpeted with Category II lighting, gas central heating, uPVC double glazed windows with internal blinds and dado trunking.

## **ACCOMMODATION**

The suite has been measured on a net internal floor area basis as follows –

	<b>Sq. metres</b>	<b>Sq. feet</b>
Office 1	24.74	266
Office 2	18.52	199
Store	3.79	41
<b>TOTAL</b>	<b>47.05</b>	<b>506</b>



Office 1.

## **CAR PARKING**

Externally there is plentiful car parking.

## **TERMS**

The suite is offered by way of a new internal repairing lease for a term of years to be agreed. Any lease granted will be excluded from the renewal provisions of the Landlord & Tenant Act 1954.

## **RENT**

£8,500 per annum; to include heating, lighting and electricity.

We are informed that the property is registered for VAT, so VAT at the standard rate will be payable on the rent.

## **BUSINESS RATES**

The Valuation Office Agency website lists the property as Unit 19a Leafield Way as –

“Store, office & premises”- Rateable Value £4,000

The suite is therefore within the threshold for small business rate relief if it is the occupier’s only non-domestic property.

## **ENERGY PERFORMANCE CERTIFICATE**

The suite has been assessed for energy efficiency and has been given a Rating of 64 within Band C. A copy of the Energy Performance Certificate and Recommendation Report is available from the agent on request.

## **LEGAL COSTS**

Each party will be responsible for their own legal costs in any transaction.

## **VIEWING AND FURTHER INFORMATION**

Via sole agent Huw Thomas at

Huw Thomas Commercial

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Details prepared April 2019.



Office 2



Kitchen area in office 2