

## to let

### Ground Floor Unit 5, Fourbrooks Business Park, Calne, SN11 9PP

**997 ft<sup>2</sup> 92.57 m<sup>2</sup>**



Mid terrace business unit where ground floor is suitable for office, light production and storage use. 4 car parking spaces

## Location

Calne is located on the A4 trunk road approximately 7 miles east of Chippenham. The town is approximately 11 miles from Junction 17 of the M4 motorway and within 16 miles of Swindon (Junction 16 of the M4 motorway, 13 miles).



Fourbrooks Business Park is located on the established Porte Marsh Industrial Estate, the main employment area of the town. The Park is in a prominent position on the junction of Porte Marsh Road and Stanier Road.



## Description

Fourbrooks Business Park is a development of six business units which are suitable for a variety of uses includes offices, light production, storage or show room.

Unit 5 is a mid terrace two storey unit of steel frame construction with brick and block elevations. Windows and door frame are coated aluminum with double glazed units.

The property is arranged over two floors with the self-contained ground floor being available with the following features:

- Suspended ceilings incorporating fluorescent strip lighting.
- Central heating.
- Ladies and gents WC.
- Kitchenette.
- Small power distributed throughout.
- Perimeter trunking.
- Carpeting.



## Accommodation

The property provides the following accommodation, measured in accordance with the International Property Measurements Standard 3.

Offices	37.79 m <sup>2</sup>	407 ft <sup>2</sup>
Office/storage /production	54.78 m <sup>2</sup>	590 ft <sup>2</sup>
<b>TOTAL</b>	<b>92.57 m<sup>2</sup></b>	<b>997 ft<sup>2</sup></b>

There are 4 car parking spaces allocated for this floor

## Lease Terms

The property is being offered on a new occupation lease for a term to be agreed. The quoting rent is £9,000 per annum exclusive.



### Service Charge

The estate service charge for the ground floor will be approximately £710 per annum and includes external repairs, external window cleaning, landscaping maintenance and litter patrols.

Utilities (gas and water bills) are split 50/50 with the first floor tenant. Electricity is sub metered.

### VAT

VAT is applicable to the rent.

### Business Rates

The premises are assessed as ground floor workshop and premises with a rateable value of £8,500. Qualifying tenants will benefit from 100% Small Business Rates Relief.

### Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

### Energy Performance Certificate

The property has an EPC rating of C69. A copy of the EPC is available on request.

### Viewing and Further Information

For further information or to arrange an inspection, please contact:

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