

FOR SALE

Unit 6, Stanier Road

Porte Marsh Industrial Estate

Calne

Wiltshire, SN11 9PX



PRODUCTION / INDUSTRIAL / OFFICES

**10,715 to 20,370 sq ft (1,892.47 sq m)
on 0.63 acres (0.26 ha)**

- + Detached two-storey production / workshop / office premises.
- + First floor comprises mezzanine floor fitted with additional production / offices.
- + Suspended ceilings, recessed lighting, and air-conditioning to the offices.
- + Two vehicular roller shutter loading doors measuring 3.50 x 3.50m.
- + Two site entrances "in" and "out" to secure fenced tarmacadam yard.
- + Circa 23 marked car parking spaces, plus gravel area for further parking.
- + Prominent corner plot within well established Wiltshire trading estate.



CONTACT US

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CBRE OFFICES

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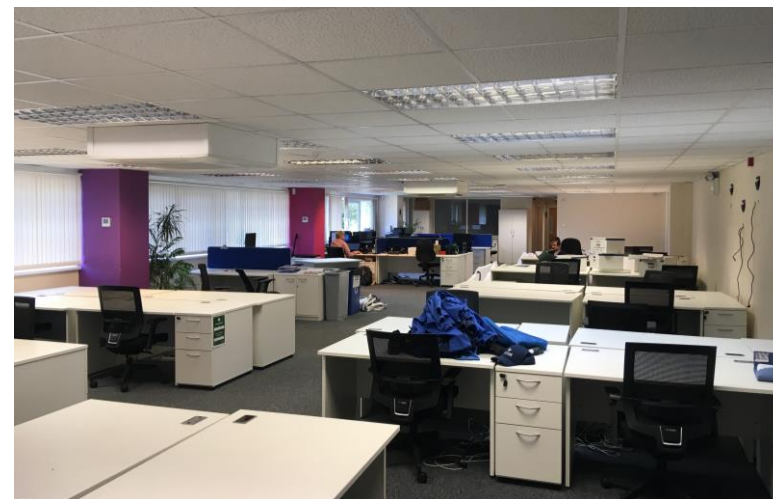
PROPERTY OVERVIEW

DESCRIPTION

- + Detached two-storey production / industrial / office premises.
- + First floor comprises mezzanine floor fitted with additional production / offices.
- + Reception lobby, three staircases for first floor access, first floor kitchen.
- + Ample WC provision at ground and first floor levels.
- + Anti-static flooring to production / workshop areas.
- + Plastered and painted walls and carpet to office areas.
- + Suspended ceilings, recessed lighting, and air-conditioning to the offices.
- + Approximately 4.55m eaves height ignoring mezzanine floor.
- + Three gas fired warehouse space heaters in loading / storage areas.
- + Two vehicular roller shutter loading doors measuring 3.50 x 3.50m.
- + Two site entrances "in" and "out" to secure fenced tarmacadam yard.
- + Circa 23 marked car parking spaces, plus gravel area for further parking.

SERVICES

We understand that mains services are provided to the property including water, drainage, gas, and 3 phase electricity.



ACCOMMODATION

The Property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

Accommodation	Sq M	Sq Ft
Ground Floor Production / Offices	995.44	10,715
First Floor Production / Offices	897.03	9,655
Total GIA	1,892.47	20,370
Site Area	0.26 ha	0.63 acres

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FURTHER INFORMATION

PLANNING

We anticipate that the property would be suitable for Class B1(c) Light Industrial, Class B2 General Industrial, and Class B8 Storage & Distribution uses, subject to any necessary planning consent.

Interested parties are advised to make their own enquiries with the local planning authority in respect of the current permitted use and their proposed use.

ENERGY PERFORMANCE

A full Energy Performance Certificate (EPC) is available upon request. The property has been given an EPC rating of C (69).

RATEABLE VALUE

The property is listed in the Valuation List 2017 as Factory and Premises, with a Rateable Value of £37,250.



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TENURE

The property is available to purchase on a freehold basis, with vacant possession to be provided upon completion.

PRICE

Offers are invited in excess of £750,000 exclusive of VAT.

VAT

All figures are quoted exclusive of VAT, which will be charged at the appropriate rate.

OUTGOINGS

The purchaser will be responsible for all other rates, off-site charges, utilities and outgoings.

LEGAL COSTS

Each party is to bear their own legal, surveyors, SDLT or other costs incurred in any transaction.

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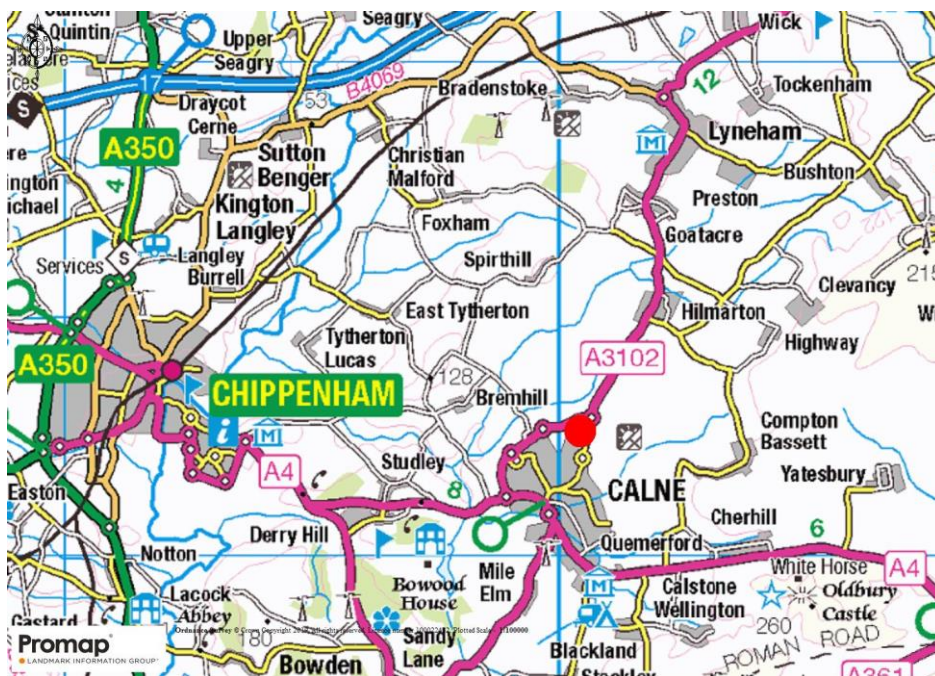
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LOCATION SN11 9PX



SITUATION

- + Prominent corner plot within well established Wiltshire trading estate.
- + Situated fronting Stanier Road at the junction with Porte Marsh Road, the main trading estate thoroughfares connecting the A3102 with Oxford Road.
- + A3102 (and B4069) provide access to Junctions 16&17 of the M4 motorway.
- + Nearby occupiers include Avon Group, Mole Valley Farmers, Deceuninck, County Tyres, Calne Engineering, BIL Group, Buildbase.

TRAVEL DISTANCES

- + Calne town centre – 1.2 miles (2.00 km)
- + Chippenham – 7.10 miles (11.40 km)
- + Junction 17 of the M4 motorway – 10.30 miles (16.70 km)
- + Junction 16 of the M4 motorway – 11.80 miles (19.00 km)
- + Swindon – 15.40 miles (24.80 km)
- + Westbury – 20.00 miles (32.20 km)
- + Bristol – 33.20 miles (53.40 km)
- + London – 93.80 miles (151.00 km)

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