



**Colerne Industrial & Storage
Park
Colerne
Nr. Chippenham
SN14 8HT**

REFURBISHED HANGAR SPACE/ WAREHOUSE

**From 45,221 sq ft (4,201 sq m) to 90,442
sq ft (8,402 sq m)**

- **New Roof & LED Lighting Throughout**
- **10.5M (34 ft) Midpoint Eaves Height**
- **Extensive External Hard Standing**
- **Outside Areas Ideal for Open Storage**
- **Secure Location**

LOCATION

Colerne Industrial & Storage Park is located midway between Chippenham and Bath.

Junctions 17 and 18 of the M4 motorway are readily accessible, providing excellent links to the national motorway network and The Estate can be accessed from the A4 Bath Road to the south and A420 Bristol Road to the north. Both these main roads join the A350 leading to Junction 17 and the A46 leading to Junction 18.

DESCRIPTION

Colerne Industrial & Storage Park comprises three hangars on a secure 14 acre site. The Hangars have undergone an extensive refurbishment programme including a new roof covering and new LED lighting. The warehouse space offers clear span storage opportunities with a maximum height of 10.5m (34').

Portable welfare facilities available with both units.

There are generous external hard standing areas suitable for ancillary open storage.

KEY FEATURES

- 10.5m (34') maximum internal height
- Large front and rear loading doors
- 2.6m perimeter security fence
- Large hard standing areas for circulation and external storage
- Ample parking
- Three phase power
- New LED lighting

ACCOMMODATION

	Sq Ft	Sq M
Hangar 18	45,221	4,201
Hangar 20	45,221	4,201
Total	90,442	8,402

RENT

On application.

TERMS

The hangars are available together or separately by way of a new FRI leases on flexible terms to be agreed. Please apply to the agents for more information.

PLANNING

The properties have established use for Class B8 Storage and Distribution.

SERVICES

We are advised that single and three phase electricity supplies are connected to the premises. Water and sewage are provided via private systems to the Estate. We confirm that we have not tested any of the service installations. Any occupier must satisfy themselves independently as to the state and condition of such items.

BUSINESS RATES

The Valuation Office Agency website describes Hangar 18 & 20 as "Store and Premises" with a rateable value of £150,000 & £167,000 respectively.

Interested parties should make their own enquiries to Wiltshire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment www.voa.gov.uk

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

EPC

Storage facilities without heating are exempt from EPCs.

However, an EPC is available for Hangar 18 with a rating of C (73) and Hangar 20 with a rating of D (79)

VAT

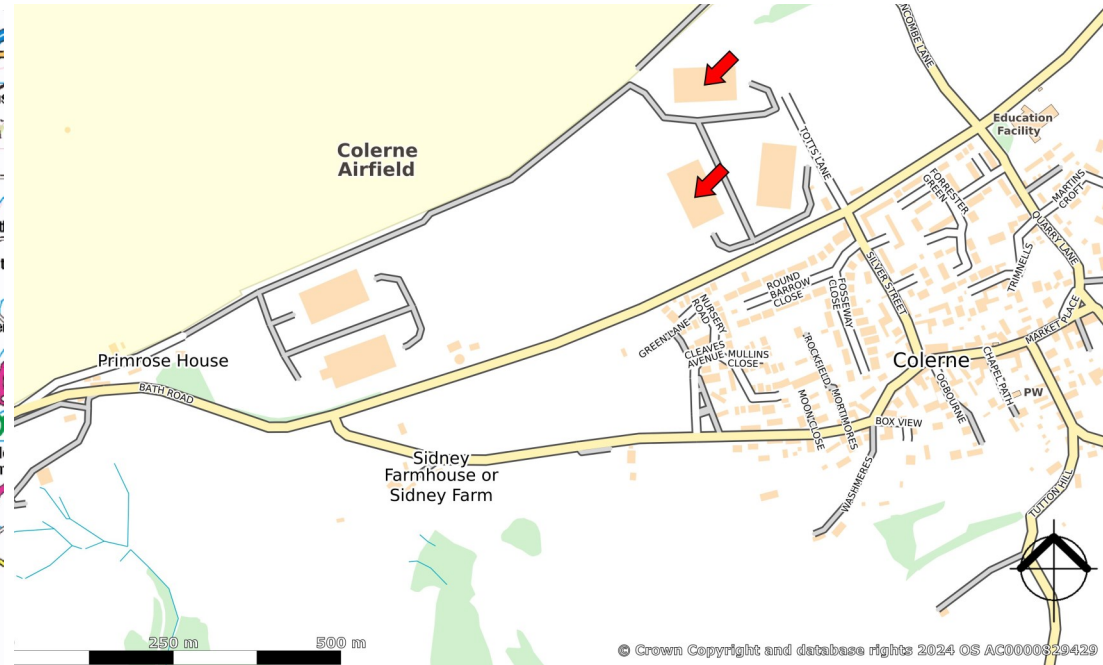
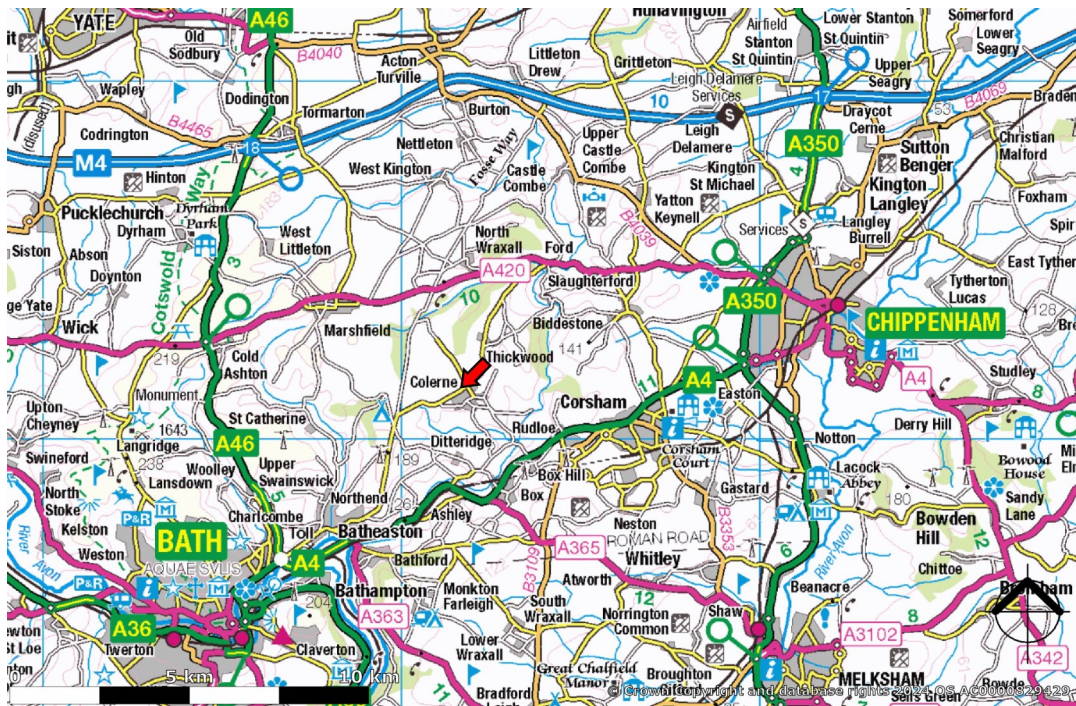
Under the Finance Acts 1989 and 1997, VAT will be levied on the Rent. We recommend that prospective tenants establish the implications before entering into any agreement.

VIEWINGS

To be arranged with the agents.

SUBJECT TO CONTRACT





FURTHER INFORMATION

Should you require further information please contact:

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IMPORTANT INFORMATION

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Carter Jonas