

TO LET

Carter Jonas



Coronel Farm
Aldbourne
Marlborough
SN8 2JZ

Refurbished Storage Unit
13,308 sq ft (1,236.35 sq m)

- **Detached Building**
- **7 miles from J15 M4**
- **3 Phase Power Supply**
- **2 Roller Shutter Loading Doors**

LOCATION

Aldbourne is well located on the B4192 approximately 8 miles north of Marlborough and 10 miles south of Swindon. Junction 15 of the M4 motorway is approximately 7 miles to the north and access to the M5 can be gained via the A419 at Junction 15.

Coronel Farm is set within a self-contained site, in a rural environment accessed via a hardcore track with a good car parking and loading provision.

DESCRIPTION

The unit is of steel portal frame construction with profile clad elevations.

The premises currently have 2 roller shutter loading doors, one at each end. There is a WC, a 3-phase power supply and water connection.

Externally there are allocated car parking loading and storage areas with concreted surface.

Consideration would be given to splitting the premises into two smaller units if required

SERVICES

Prospective occupiers are advised to make their own investigations as to the state and condition of services.

ACCOMMODATION

Floor measurements

	Sq M	Sq Ft
Ground - Storage Unit	1,236.35	13,308
Total	1,236.35	13,308

TERMS

The property is available to let on flexible terms

QUOTING RENT

The quoting rent is dependent on the tenant's requirements. Please apply to the agents for more information

PLANNING

The unit has planning consent for storage (B8) Ref:- 19/00919/FUL

A decision notice can be provided by the agents if required.

Locals planning authority Wiltshire Council

Email- developmentmanagement@wiltshire.gov.uk

Tel- 0300 456 0114

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

VAT

All prices quoted are exclusive of VAT.

EPC

There is no EPC Certificate as the unit is storage only

ANTI MONEY LAUNDERING

In line with statutory requirements all potential occupiers will be subject to the usual identity checks on agreement of heads of terms for a potential sale or letting.

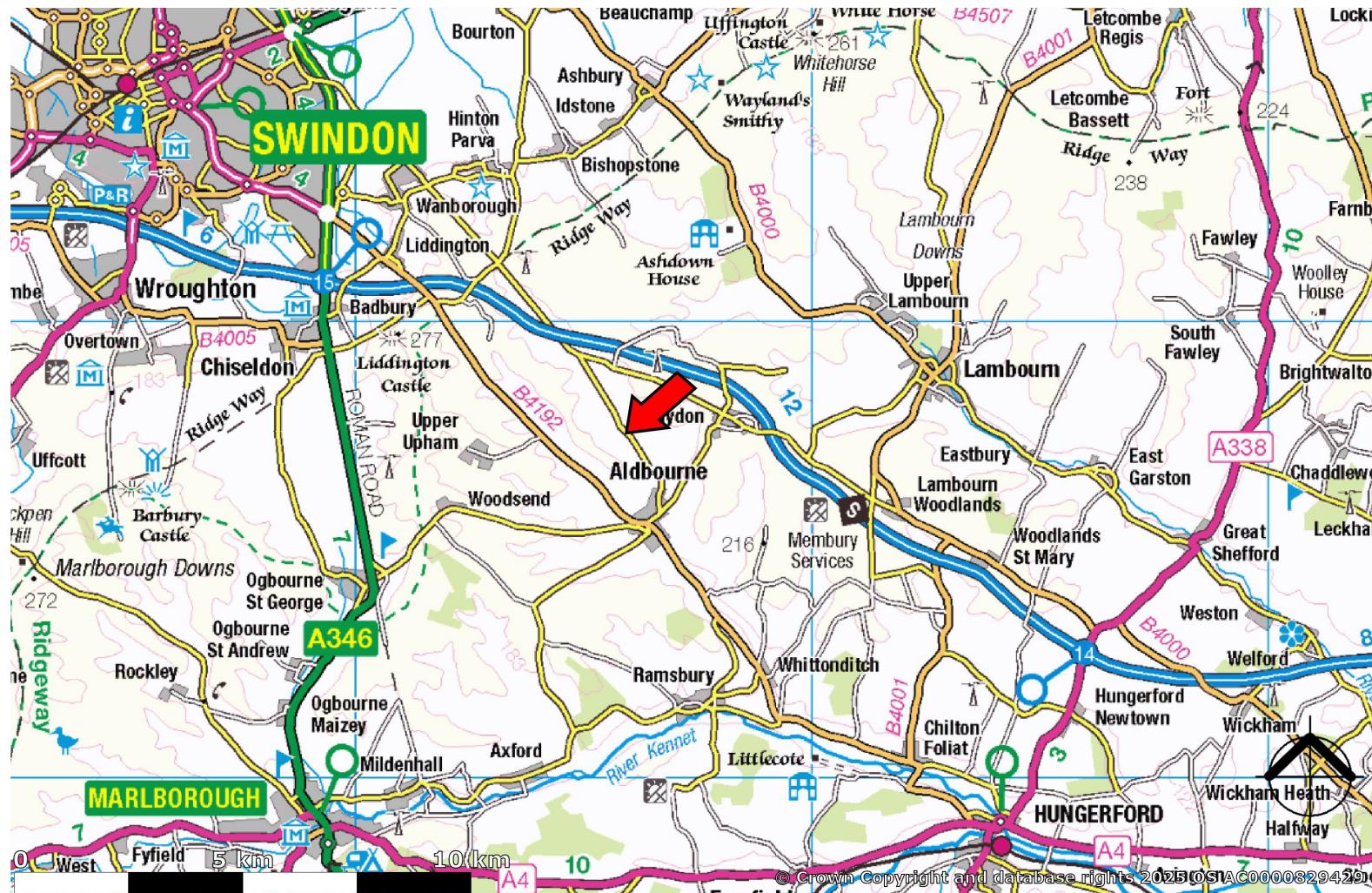
VIEWINGS

To be arranged with the agents.

SUBJECT TO CONTRACT



Carter Jonas



FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

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IMPORTANT INFORMATION

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July 2025

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