

# TO LET

# Carter Jonas



**Coronel Farm  
Aldbourn  
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

Aldbourn 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 the 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](mailto: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

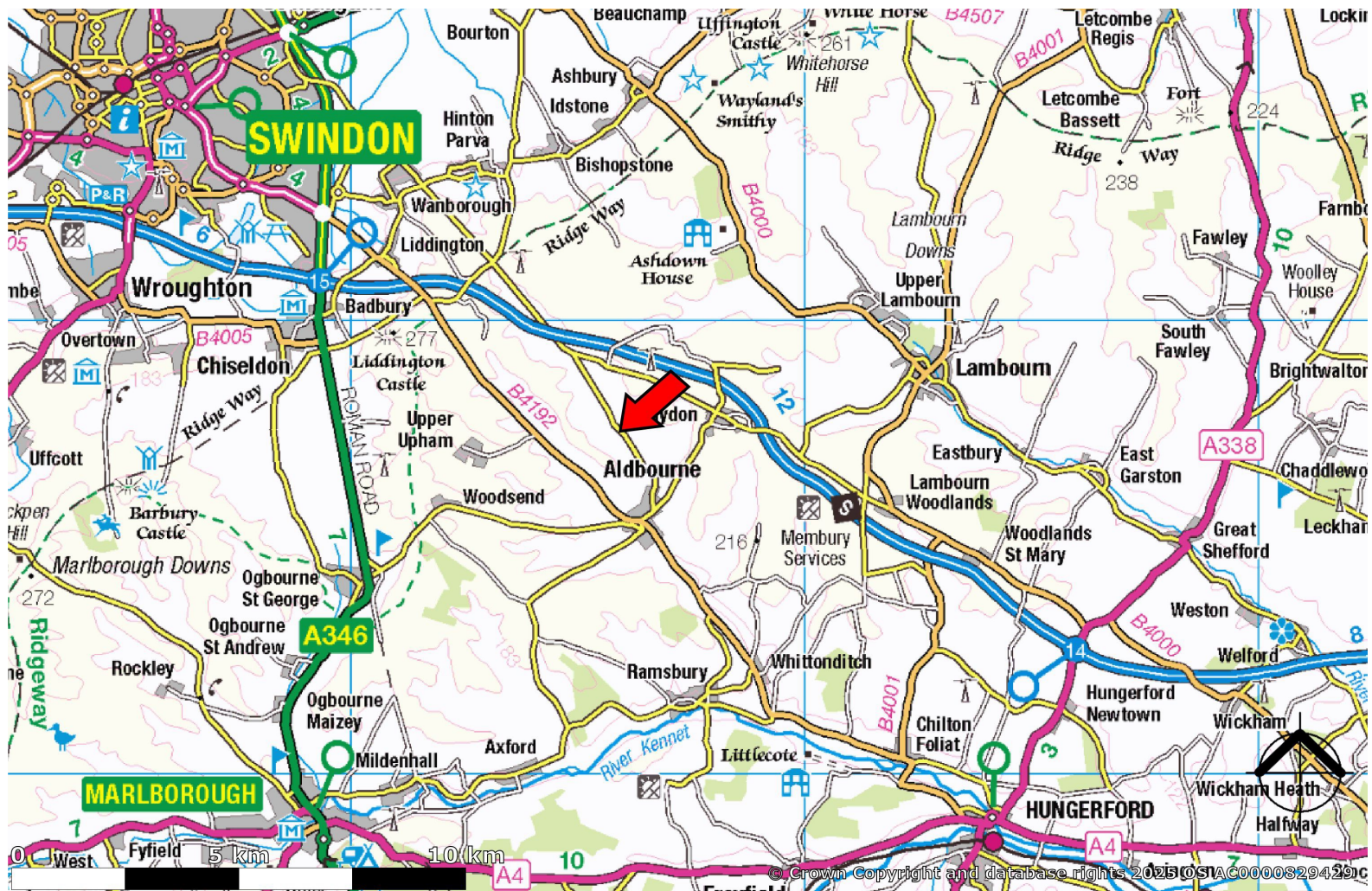
To be arranged with the agents.

**SUBJECT TO CONTRACT**



Carter Jonas





## FURTHER INFORMATION

Should you require further information please contact:

[www.carterjonas.co.uk](http://www.carterjonas.co.uk)

St. Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

**Alison Williams MRICS**

0117 922 1222 | 07917041109

[alison.williams@carterjonas.co.uk](mailto:alison.williams@carterjonas.co.uk)

**Ed Cawse MRICS**

0117 922 1222 | 07425 632476

[Ed.cawse@carterjonas.co.uk](mailto:Ed.cawse@carterjonas.co.uk)

## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

July 2025

**Carter Jonas**