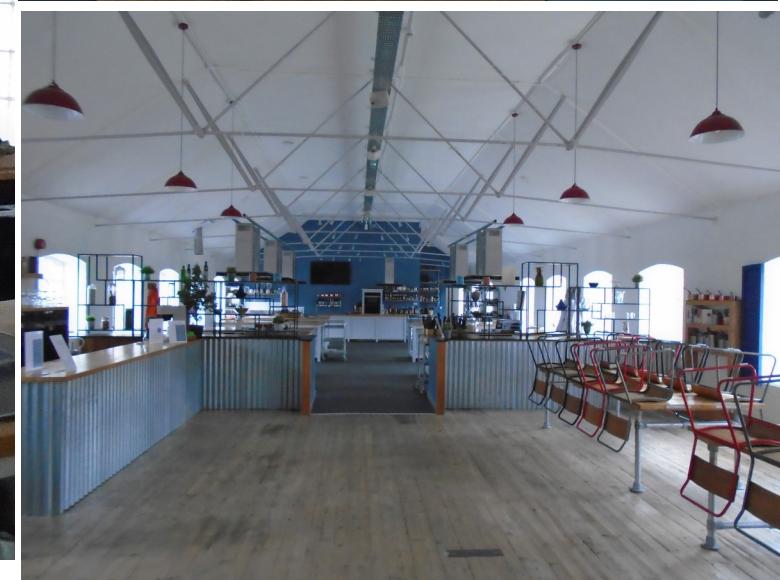


TO LET

Carter Jonas



First Floor
6-8 The Old Silk Works
Factory Lane
Warminster
Wiltshire BA12 8LT

Former Cookery School / Studio and Offices

Net Internal Area: 377.13 sq m (4,059 sq ft)

- **Refurbished former mill**
- **Passenger Lift**
- **On site parking**
- **Fitted as a Cookery School**

LOCATION

Warminster (2011 census population 17,490) is a local employment centre positioned at the junction of the A350 and A36 (Bath to Salisbury) main road. It is the southern most of the five market towns of West Wiltshire located at the western end of Salisbury Plain. The A303 (principal regional distributor road) is 16km to the south-east leading to the M3 motorway. The M4 motorway is accessible at Chippenham 35km north.

Nearby settlements include:

- Bath (regional employment and tourism centre; 32km)
- Salisbury (regional employment and tourism centre; 32km)
- Frome (market town; 11km)
- Trowbridge (county town; 14km).
- Melksham (market town; 20km).

There is a mainline railway station with services to Bristol, Cardiff, Southampton, Portsmouth and London Waterloo.

DESCRIPTION

The subject property is situated in a predominantly residential area c.1.5km south west of Warminster town centre. The property comprise part of the Old Silk Works complex which has undergone division to form a range of light industrial and commercial uses. The unit is accessed from Factory Lane .

The Property comprises the first floor of a period two storey commercial warehouse and office that has been converted to accommodate an established Cookery School. The first floor is laid out as The Cooking School benefiting from individual food prep stations, passenger lift, break-out areas and ancillary offices.

RENT

On application

PREMIUM

Existing Cookery School fixtures and fittings available by negotiation

VAT

All figures are exclusive of VAT, if applicable.

BUSINESS RATES

Current Rateable Value: £9,500

Current Rate in the £ (2024/25): £0.499

This is an estimate only and takes no account of possible transitional adjustment.

ACCOMMODATION

The premises extend to the following approximate Net Internal Areas, measured in accordance with the RICS Code of Measuring Practice 6th Edition.

	Sq M	Sq Ft
The Cookery School	273.61	2,945
Offices	103.52	1,114
Total	377.13	4,059

TENURE

The premises are available on a new lease for a term of years to be agreed.

VIEWINGS

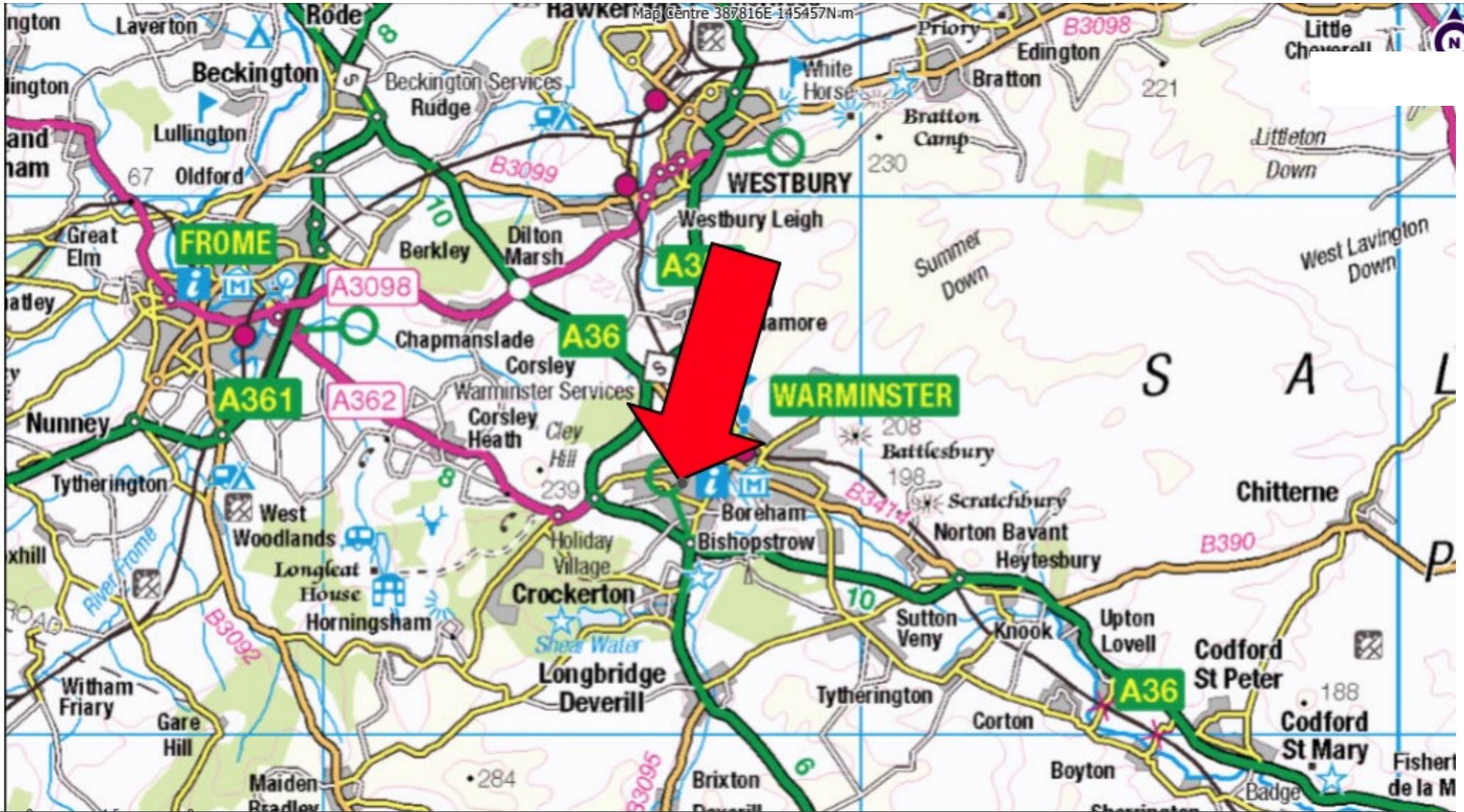
All viewings should be made through the sole agent, Carter Jonas 01225 747260.

EPC

Energy Performance Asset Rating — Pending Assessment .

The Certificate can be made available to interested parties upon application.

SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information please contact:

carterjonas.co.uk

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IMPORTANT INFORMATION

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