

# To Let

# Carter Jonas



Coronel Farm  
Aldbourn  
Marlborough  
SN8 2JZ

Storage Units  
Approximately 1,578 – 3,156 Sq Ft (146.59- 293.19 Sq M)

- Flexible Storage Space
- Established Rural Business Location
- Good Loading & Circulation Space
- Approximately 7 Miles from Junction 15 of the M4
- Strategic Access to Marlborough, Swindon

## 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 construction with profile clad elevations and roof. The building provides versatile storage accommodation suitable for a range of commercial, logistics, contractor and business storage requirements

The premises currently have 2 roller shutter loading doors, one at each end. 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.

## TERMS

Available to let on flexible lease terms.

## ACCOMMODATION

|               | Sq Ft         | Sq M           |
|---------------|---------------|----------------|
| Storage Units | 1,578 – 3,156 | 146.59- 293.19 |

## SERVICES

Prospective tenants to make their own enquiries regarding the availability capacity and condition of services.

## QUOTING RENT

From £12,500 per annum exclusive



## VAT

All figures quoted are exclusive of VAT.

## EPC

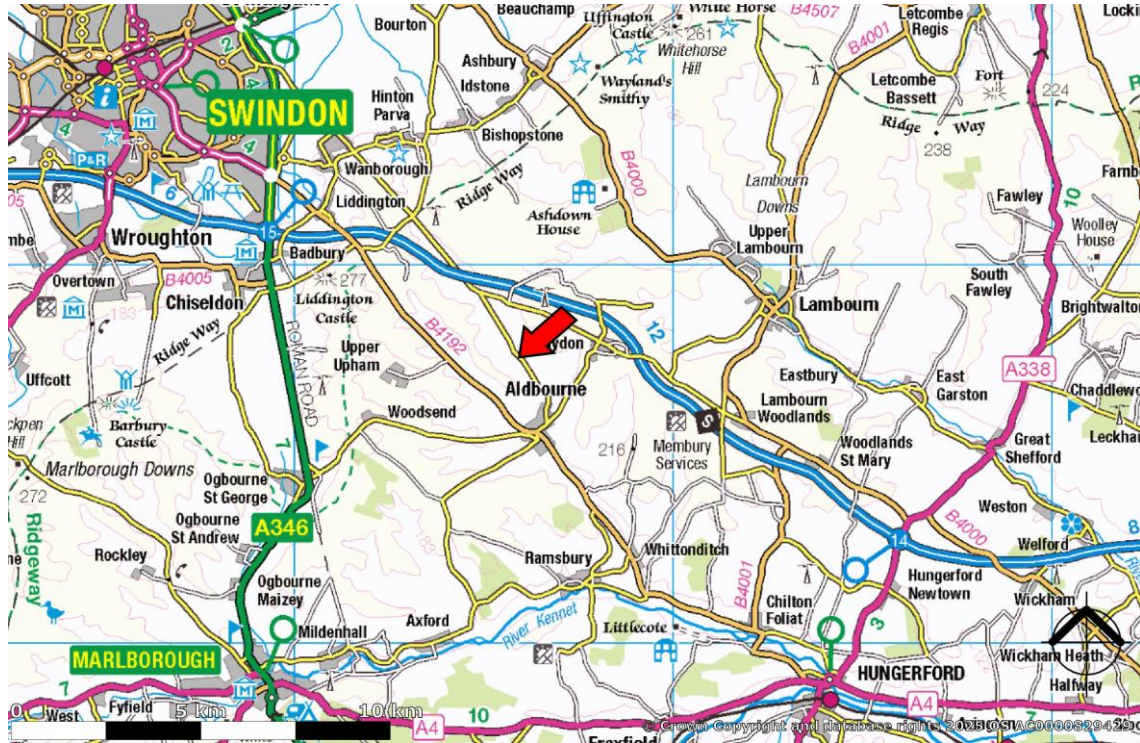
We understand that an EPC is not required as the property comprises a storage building with no fixed heating, cooling or ventilation systems. Interested parties should satisfy themselves as to the applicability of the exemption.

## AML / SANCTIONS CHECKS

In line with statutory requirements prospective tenants will need to complete standard anti money laundering checks at the time of agreement of heads of terms.

## VIEWINGS

Viewings to be made through the agents, Carter Jonas 0117 922 1222.



**Alison Williams MRICS**

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#### IMPORTANT INFORMATION

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**OCTOBER 2026**

**SUBJECT TO CONTRACT**