

To Let

Carter Jonas



Unit 3
The Ley Business Park
The Ley
Box
Wiltshire
SN13 8EW

Workshop/ Studio/Office
Approximately 560 Sq Ft (52 Sq M)

- Detached Building.
- Suitable for a range of uses from offices to workshop.
- Secured site with surveillance cameras.
- Allocated car parking.
- Conveniently located for Bath.

LOCATION

The Ley Business Park is located in the village of Box, midway between Bath and Chippenham and just 20 minutes from junction 17 of the M4.

Bristol Airport is an hour away and London just 90 minutes from Chippenham's mainline station.

DESCRIPTION

Unit 3, Ley Business Park, Box, near Corsham is a detached commercial/light industrial unit. The specification includes:

- Doubled glazed windows
- Kitchen and washroom
- Single phase electricity
- Allocated parking

Externally there is security lighting and surveillance cameras and security perimeter fencing

TENURE

Available to let on flexible lease terms.

ACCOMMODATION

	Sq Ft	Sq M
Unit 3	560	52

PLANNING

The most recent use of the unit was workshop with office and storage. Prospective occupiers should satisfy themselves as to the planning that they will require for their use. Local planning office Wiltshire Council:

<https://www.wiltshire.gov.uk/planning-building-control/planning>

Tel:0300 456 0100

LEGAL COSTS

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

BUSINESS RATES

The property is described as workshop and premises with a Rateable Value: £ 5,200 <https://www.tax.service.gov.uk> for reference.

QUOTING RENT

£8,000 per annum exclusive

SERVICES

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

SERVICE CHARGE & INSURANCE

Current service charge £500 per annum payable in respect of the common parts and any shared facilities. Insurance estimated at £244.39 per annum.

EPC

The property has an EPC Rating of C69.

VAT

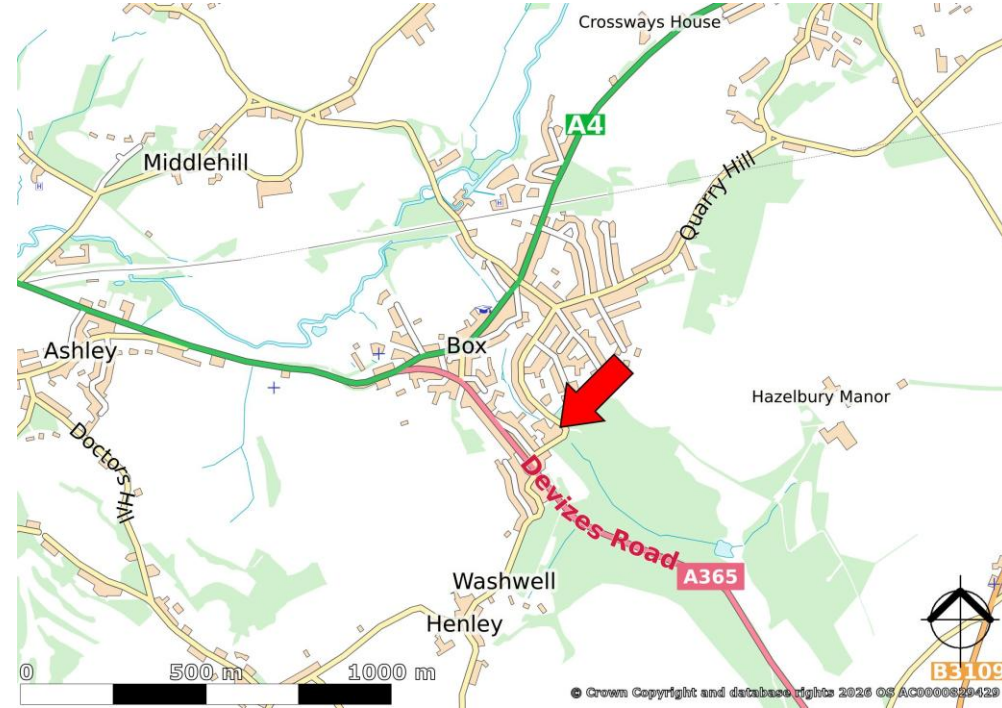
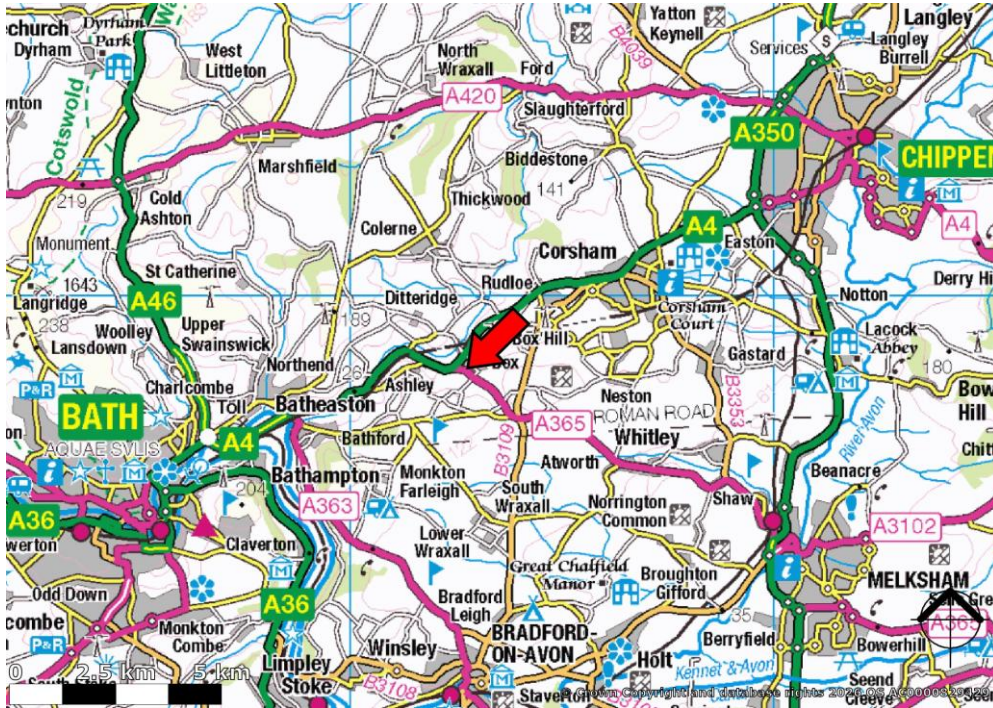
All figures quoted are exclusive of VAT.

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.



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IMPORTANT INFORMATION

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OCTOBER 2026

SUBJECT TO CONTRACT