



Millards Farm Store
Upton Scudamore
Warminster
BA12 0AQ

Storage Unit

Approximately 5,787 SqFt (537.58 Sq M)

- **Clear span warehouse space**
- **Flexible terms**
- **Good access to A350**
- **5.5M Eaves**

LOCATION

The property is located approximately 2 miles to the north of Warminster and 15 miles south of Bath. Access to the M4 is by way of the A350.

DESCRIPTION

The property comprises a detached portal framed storage building with concrete panels to lower elevations and steel cladding to the upper elevations under a steel clad roof. The premises benefits from an eaves height of 5.5M and height to pitch of 7.9M, loading door to front and LED lighting. Externally there is good circulation space.

The building has good links to the A350.

QUOTING PRICE

£30,000 per annum exclusive.

SERVICES

Occupiers are to make their own enquiries regarding the availability of services as well as their state and condition.

ACCOMMODATION

The Unit has been measured in accordance with the RICS Code of Measuring Practice and extend to:

Warehouse	537.58 Sq M	5,787 Sq Ft
Total	537.58 Sq M	5,787 Sq Ft

TERMS

The unit will be available to let on a new lease on a terms to be agreed.

PLANNING

The most recent use for the unit was a storage unit. However, prospective occupiers should make their own enquiries with the Local Planning Authority Wiltshire Council regarding their intended use.

LEGAL COSTS

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



VAT

All prices quoted are exclusive of VAT if applicable.

EPC

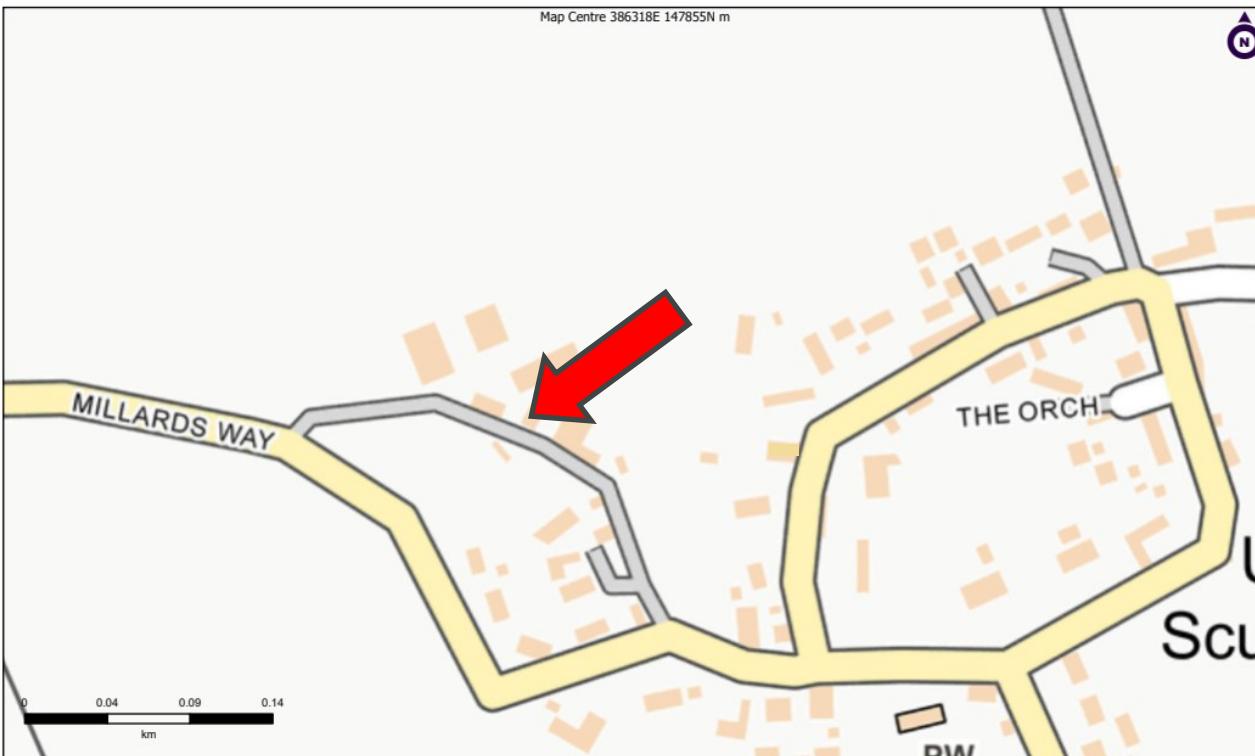
We are advised that EPC is not required as the building is for storage only and does not have heating.

VIEWINGS

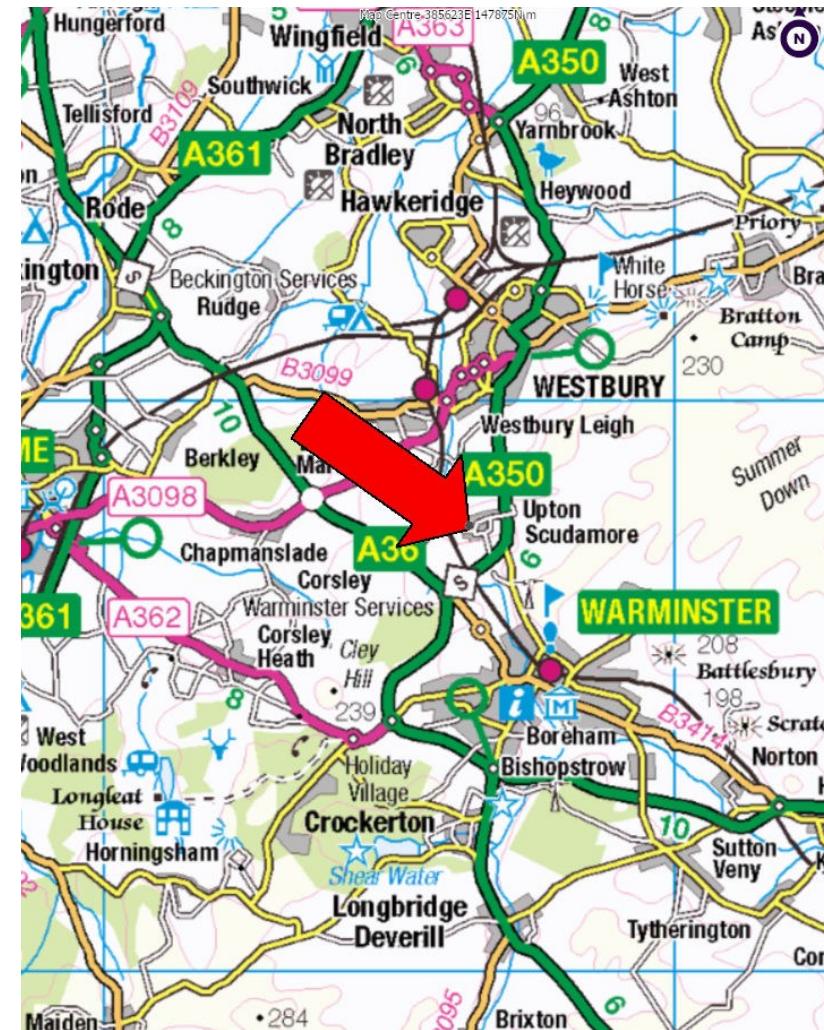
Viewings can be arranged by prior appointment with sole agents Carter Jonas.



SUBJECT TO CONTRACT



For identification purposes only



FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

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

Alison Williams

0117 403 9943 | 07917 041109

alison.williams@carterjonas.co.uk

Ed Cawse

0117 403 9951 | 07425 632476

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.

November 2024

Carter Jonas