



Unit 7 Corsham Commercial Centre
Potley Lane
Corsham
SN13 9RH

Potential for Workshop or Storage uses
7,141 Sq Ft (663,42 Sq M)

- Extensive space over 2 floors
- Established industrial/trade estate location.
- Excellent access to Bath, Chippenham and Junction 17 of the M4.
- Rare opportunity to acquire/lease space on a popular trading estate.

LOCATION

Corsham is a busy a popular town situated on the A4 road approximately 5 miles west of Chippenham and 8 miles east of Bath. Junction 17 of the M4 is approximately 8 miles distant to the north east, with Junction 18 approximately 15 miles to the north west. The Corsham Commercial Centre is a well established industrial and warehouse development located off Potley Lane, approximately 1 mile south west of the town centre. Existing occupiers on the Centre include Allens Leisure, Sally Lunns Bakery and Park Lane Autos.

ACCOMMODATION

	Sq Ft	Sq M
Ground Floor	2,820	261.99
1st	4,321	401.43
Total	7,141	663.42

SERVICES

The unit is connected to mains water, drainage and both single and 3 phase electricity supply. There is no heating in the property.

We recommend that prospective tenants satisfy themselves that the services provided comply with current regulations and meet their own occupational requirements, before completing any lease.

DESCRIPTION

Unit 7 is an end of terrace unit with blockwork elevations under a pitched asbestos cement sheet roof.

A concrete ramp in front of the unit leads to a steel roller shutter loading door approximately 4.2 metres high x 3.6 metres wide. Internally, there is a small area of full height space to a full eaves height of approximately 6.4 metres with ground floor space under the concrete first floor area, with a floor to ceiling height of approximately 3.3 metres.

Also on the ground floor are 3 toilets and an area at the front of the unit with a sink and drainer. A steel staircase leads up to an extensive concrete surfaced first floor that extends to the rear beyond the ground floor space and over the top of a third party unit. Some partitioning has been erected on the first floor by a previous occupier, but this could be removed to provide open plan space. The first floor has fluorescent strip lighting. At the rear is a steel staircase providing a fire escape exit to the ground floor and outside.

TERMS

The Long Leasehold is available For Sale / To Let.

The property is offered by way of a new lease for a term of years to be agreed. The repairing liability under the new lease will be limited by reference to a Schedule of Condition to be agreed prior to the lease commencement. a Schedule

PRICE / RENT

Guide Price of £325,000 exclusive of VAT for the long leasehold.

£30,000 per annum exclusive of VAT We are informed that the property is registered for VAT, so VAT at the standard rate is payable on the rent.

VAT

All figures quoted are exclusive of VAT

EPC

The property has an EPC rating of D—95.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWINGS

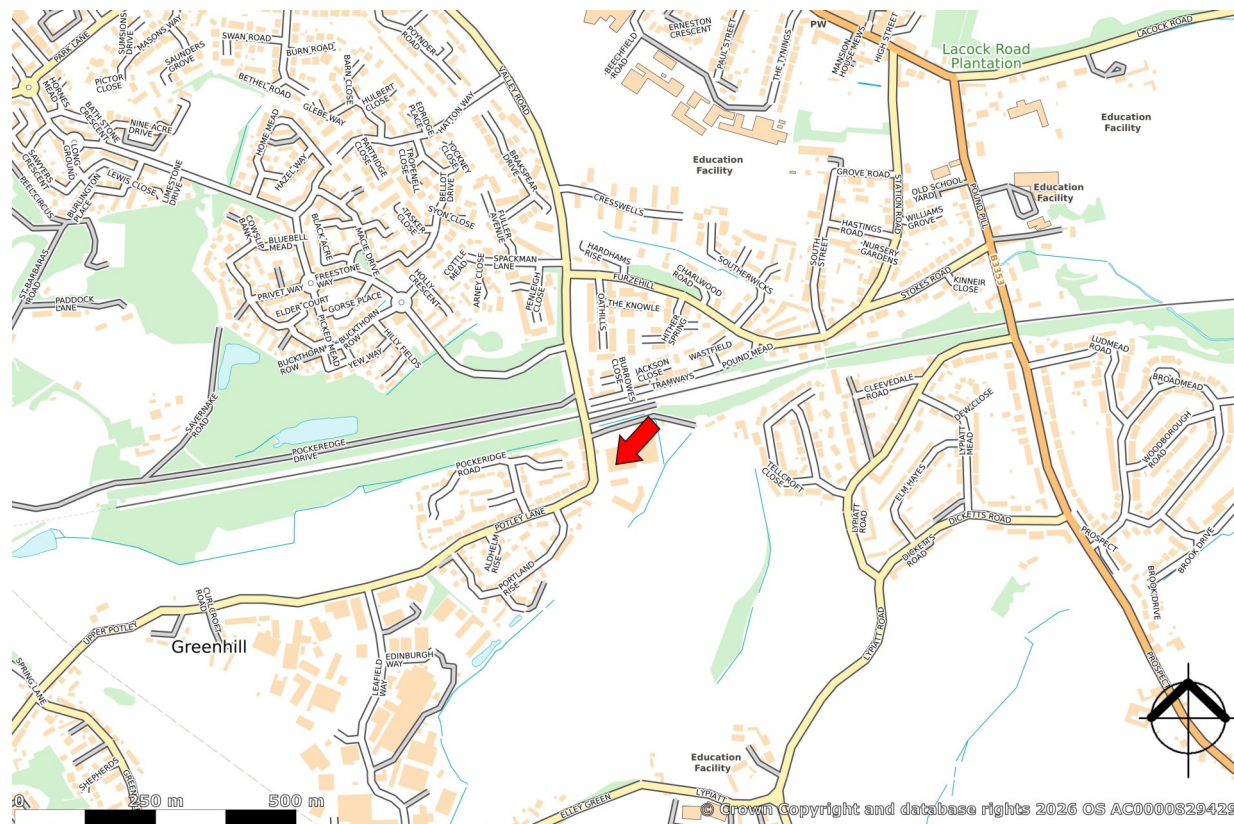
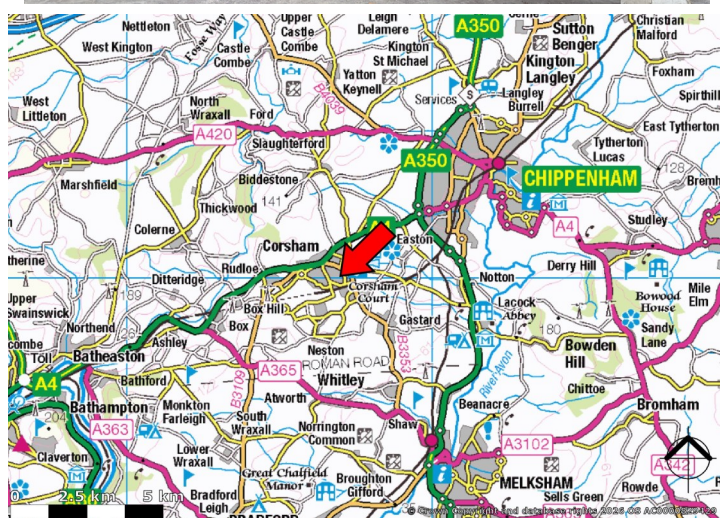
Viewings can be arranged by prior appointment with sole agents Carter Jonas.

AML

Please note a successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

BUSINESS RATES

The Valuation Office Agency website lists the building as having a Rateable Value effective from 1st April 2026 of £27,750.



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 MRICS

0117 922 1222 | 07917 041109

Alison.Williams@carterjonas.co.uk

Ed Cawse MRICS

0117 922 1222 | 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.

August 2026

Carter Jonas