



Unit 17
Harris Road
Porte Marsh
Industrial Estate
Calne
SN11 9PT

Industrial Warehouse Unit:
Approx 2,231 Sq Ft (207.31 Sq M)

- A well located unit.
- Established industrial area.
- Mezzanine Floor providing offices.
- Electrically operated door.

LOCATION

Calne is an expanding north Wiltshire town situated on the A4, approximately 5 miles east of Chippenham and 11 miles south of Swindon.

The well established Porte Marsh Industrial Estate is the primary employment area of Calne, located approximately 1 mile north of the town centre and accessed off either the Calne Western by-pass or the Oxford Road.

DESCRIPTION

Unit 17 is a mid terraced unit of steel portal frame construction with brickwork elevations. The front elevation has a pedestrian door leading to a reception office and also an electrically operated steel roller shutter loading door approximately 3m wide x 3.6 m high. The unit has an internal eaves height of approximately 4.1 metres.

Internally the unit has an extensive mezzanine floor providing storage, a kitchen and both male & female toilets. Electric heating and air conditioning is provided to the office space.

PLANNING

Perspective tenant should make their own enquires with regards to existing planning consent.

QUOTING PRICE

£15,000 per annum exclusive

ACCOMMODATION

| | Sq Ft | Sq M |
|---------------------|-------|--------|
| Ground Floor Office | 319 | 29.65 |
| Warehouse | 1,281 | 119.00 |
| Mezzanine | 631 | 56.66 |
| Total | 2,231 | 207.31 |

The unit has been measured on a gross internal floor area basis in accordance with the RICS Code of Measuring Practice.

SERVICES

The unit has the benefit of mains water, drainage and electricity. No tests have been undertaken on any of the services supplied. We recommend potential new occupiers satisfy themselves that the services comply with current regulation and meet their occupational requirements.

TERMS

The unit is offered by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent £1,250 per month (+ VAT), available on a 5-year lease with a tenant break option at the end of year 3 All figures quoted are exclusive of VAT.

VAT

All Figures Quoted are exclusive of VAT

EPC

The property has been assessed for Energy Performance and has been given a Rating of 93 within Band D. A copy of the EPC and Recommendation Report is available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

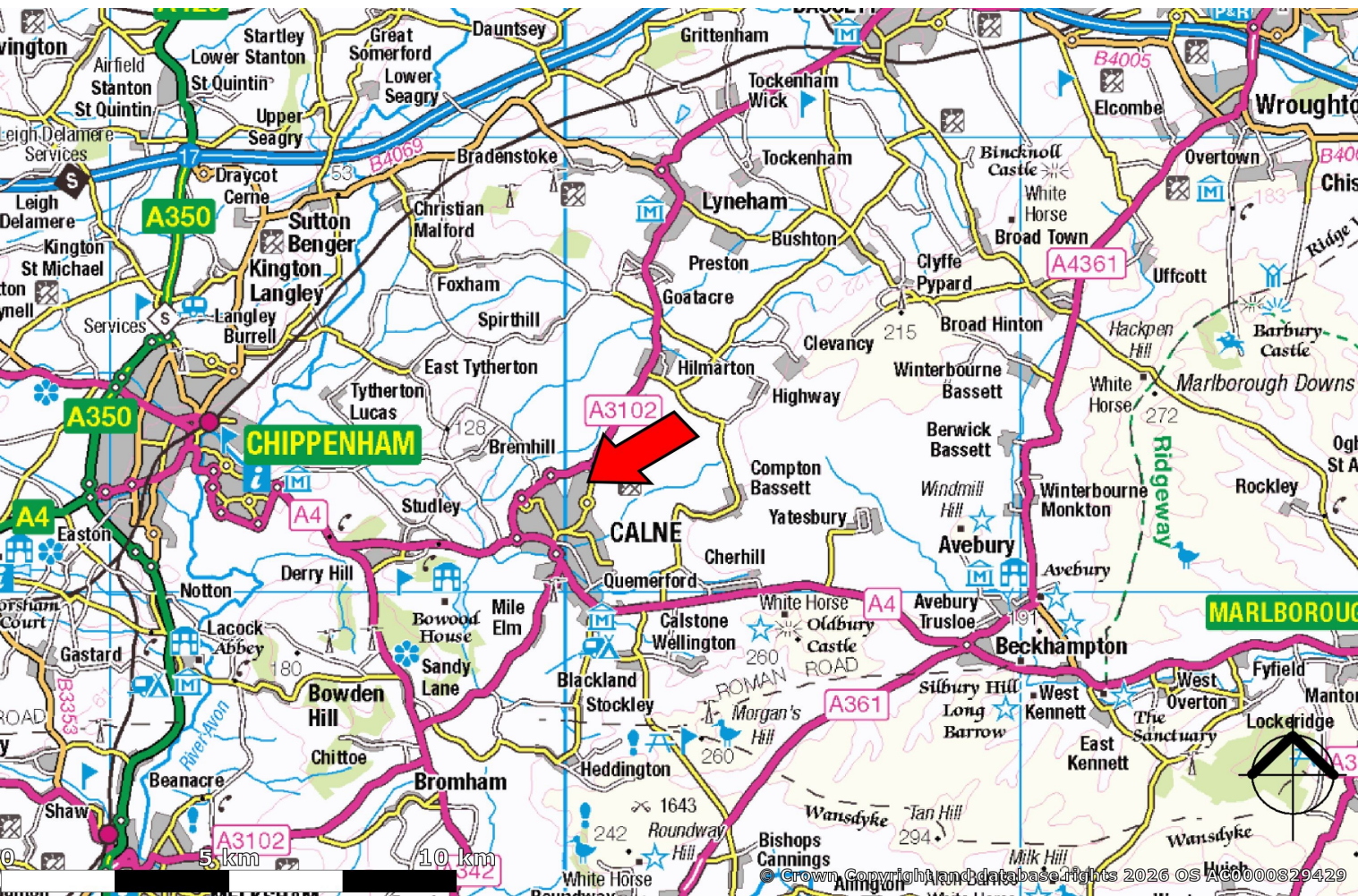
VIEWINGS

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.

For Identification Purposes Only



FURTHER INFORMATION

Should you require further information please contact:

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IMPORTANT INFORMATION

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May 2026

Carter Jonas