

INDUSTRIAL/WAREHOUSE UNITS

FOR SALE / TO LET

105-1,067 sq m (1,128-11,481 sq ft)



- Excellent landscaped environment
- Dedicated car parking
- High quality units
- 5.5m eaves
- Lighting
- Loading door
- Excellent natural light
- 3 phase power
- 20 KN/m floor loading
- Mezzanine accommodation
- Disabled WC

Location

Marlborough Business Park occupies a prominent and strategic site fronting the A346 Swindon to Salisbury Road approximately one mile south of Marlborough Town Centre. Communication links are excellent with the M4 (Junction 15) only 8 miles away and the A4 providing further easy access to Chippenham and Newbury.

Description

Phase 5000 comprises 16 industrial/warehouse units constructed to a modern specification ideally suited to the small or medium sized occupier. Each unit is of steel portal frame construction with part brick and part profile sheet steel elevations. The units will benefit from eaves heights of 5.5 metres, disabled W.C's, 3-phase power, lighting and allocated parking. There is also excellent natural light throughout including glazing at first floor.

Schedule of accommodation (GIA)

Unit 1	225 sq m	2,426 sq ft
Unit 2	225 sq m	2,426 sq ft
Unit 3	113 sq m	1,213 sq ft
Unit 4	113 sq m	1,213 sq ft
Unit 5	146 sq m	1,569 sq ft
Unit 6	145 sq m	1,565 sq ft
Unit 7	265 sq m	2,854 sq ft
Unit 8	265 sq m	2,849 sq ft
Unit 9	105 sq m	1,128 sq ft
Unit 10	105 sq m	1,128 sq ft
Unit 11	327 sq m	3,522 sq ft
Unit 12	139 sq m	1,497 sq ft
Unit 13	276 sq m	2,977 sq ft
Unit 14	137 sq m	1,473 sq ft
Unit 15	137 sq m	1,473 sq ft
Unit 16	381 sq m	4,098 sq ft



Terms

The units are available to purchase or let – details upon application.

Legal Costs

Each party is to bear its own legal costs in the transaction.

For further information contact the joint agents:



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