



**Building B**  
**Lower Beversbrook Industrial Estate**  
**Redman Road**  
**Calne**  
**Wiltshire**  
**SN11 9PL**

**Detached Industrial Unit with Yard**  
**Approx 5,440 Sq Ft (505.41 Sq M)**

- Popular & well established trading estate
- Self contained site
- Excellent yard areas
- Adjacent to new Tesco Food store

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## LOCATION

The Unit is located on the Porte Marsh Industrial Estate which is situated on the north-east side of Calne. The A3102 (Calne bypass) provides direct access to the estate. The property is located on a cul-de-sac (Redman Road).

Nearby occupiers include a range of local, regional and national operators including Tesco, Chalfont Building Supplies, Deceuninck, Buildbase, Acklea and Mole Valley Farmers.

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## DESCRIPTION

Building B is of steel portal frame construction beneath and insulated profile steel clad roof with half height brick elevations and profile steel cladding above. The industrial element has a warm air gas blower heater, a roller shutter door in north elevation (4.35m wide x 3.40m high). The internal eaves height is 4.2m & height to pitch is 4.9. The office areas and WCs are located at one end of the building. A useful storage area is situated at first floor level. The offices have the benefit of gas central heating. The loading door opens onto a service yard at the rear. There is an additional car parking bay to the front of the property.

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## QUOTING RENT

£39,500 per annum, exclusive.

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## SERVICE CHARGE

Please apply to the agents for more details of the service charge applicable for the upkeep and maintenance of the common parts.

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## ACCOMMODATION

The property extends to the following gross internal floor area:

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Building B	505.41 Sq M	5440 Sq Ft
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## TERMS

The property is available to rent on a full repairing and insuring lease on terms to be agreed.

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## PLANNING

The most recent use for the unit was manufacturing with ancillary offices and storage & distribution.

However, prospective tenants are advised to make their own enquiries with the Local Planning Authority, Wiltshire Council, regarding their intended use:

Tel: 0300 456 0114 or

Email: [developmentmanagement@wiltshire.gov.uk](mailto:developmentmanagement@wiltshire.gov.uk)

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## SERVICES

We are advised that all mains services are connected. However, prospective tenants are advised to make their own investigations as to the state, capacity and condition of services.

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## EPC

EPC Rating: D (81)

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## BUSINESS RATES

According to the Valuation Office Agency Website,, the building has a current Rateable Value of: £19,500

Prospective tenants are advised to make their own investigations as to the exact rates payable and the likely rates increases in April 2023.

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## VAT

All figures quoted are exclusive of VAT, if applicable.

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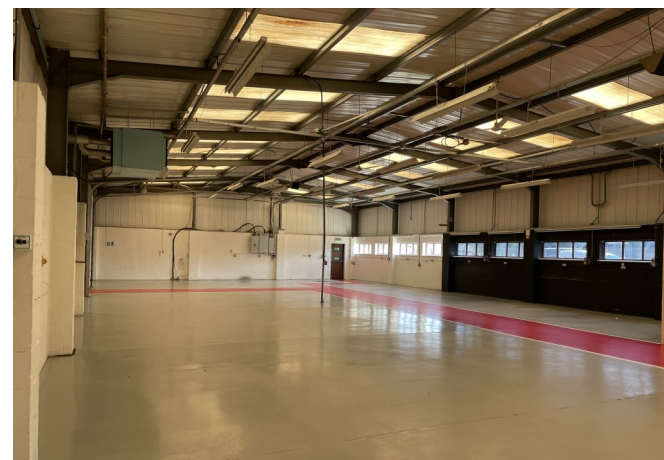
## LEGAL COSTS

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

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## VIEWINGS

All viewings can be made through the sole agents Carter Jonas 0117 922 1222.



**SUBJECT TO CONTRACT**



**For Identification Purposes Only**

## FURTHER INFORMATION

Should you require further information please contact:

[www.carterjonas.co.uk](http://www.carterjonas.co.uk)

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## IMPORTANT INFORMATION

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**Updated OCTOBER 2023**

# Carter Jonas