



Unit 3 Redman Business Centre, Redman Road

Calne, SN11 9RA

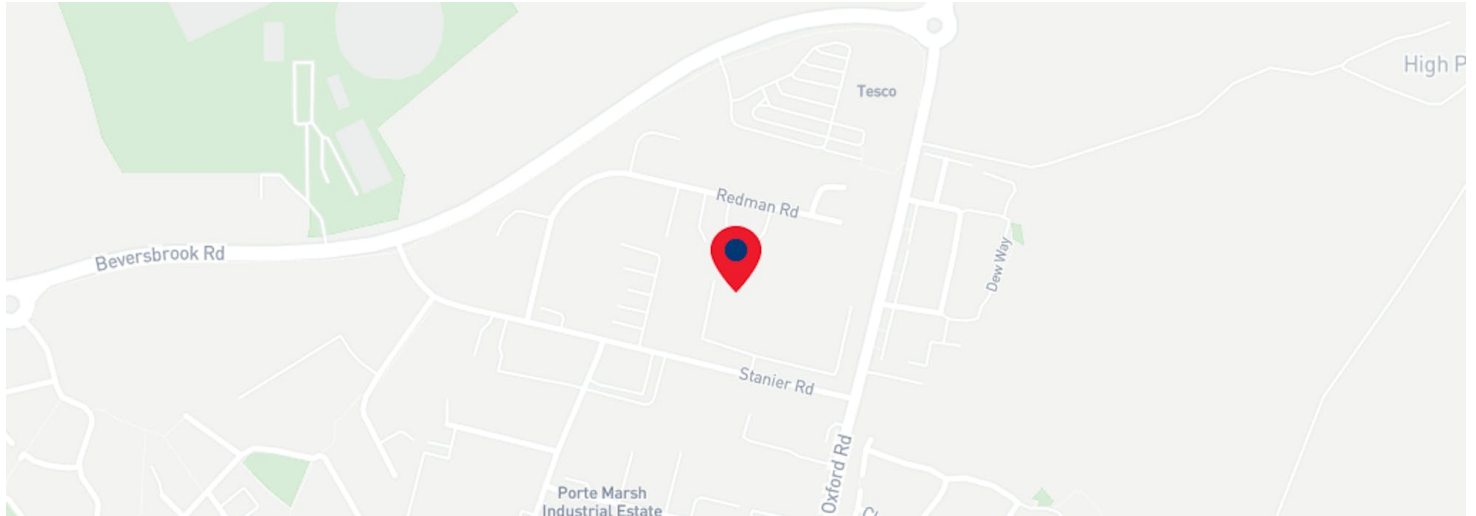
MODERN INDUSTRIAL UNIT ON POPULAR BUSINESS ESTATE

1,998 to 3,635 sq ft
(185.62 to 337.70 sq m)

- ALLOCATED PARKING
- MEZZANINE FIRST FLOOR
CAN BE ADAPTED TO SUIT
- NEW LEASE AGREEMENT
- FITTED WC AND KITCHEN

Unit 3 Redman Business Centre, Redman Road

Calne, SN11 9RA



Summary

Available Size	1,998 to 3,635 sq ft / 185.62 to 337.70 sq m
Rent	£20,000.00 per annum
Business Rates	Please contact the agent for further information
EPC	E (116)

Location

Calne is well located in north Wiltshire with excellent access routes via the A4 and A3102. Junction 16 of the M4 and Swindon is 12 miles to the east. Junction 17 and Chippenham is 10 miles to the west.

Porte Marsh Trading Estate forms a principal employment area in Calne with direct access to the A3102.

Units 3 is well located on Redman Road, one of the principal estate roads. Nearby occupiers include Chalford Building Supplies, Deceuninck and Tesco.

///what3words

<https://what3words.com/refers.obey.intrigued>

Description

Unit 3 comprises a modern mid terraced industrial/warehouse unit of portal frame construction with elevations of block work and cladding. To the front of the unit is an up and over vehicle loading door.

Internally there is a ground floor working space with kitchen and single WC facility. Eaves height 6.0m excluding the mezzanine floor.

At first floor level there is currently a fitted extensive mezzanine floor. Please note the mezzanine floor can be adapted to suit the occupier's requirements.

The unit is high bay light internally. Externally there is a concrete forecourt for parking and servicing, together with allocated car parking to the front of the unit and two further spaces nearby.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse, Kitchen and WC	1,998	185.62
1st - Mezzanine	1,637	152.08
Total	3,635	337.70

Viewings

Viewing and further information is strictly by prior appointment through the sole agents.



Paul Whitmarsh MRICS

01793 544832 | 07880 728181
paul@whitmarshlockhart.com



Chris Brooks MRICS

01793 544834 | 07733 114566
chris@whitmarshlockhart.com

