

# HANGAR 18

## COLERNE INDUSTRIAL & STORAGE PARK

Colerne, Nr Chippenham  
SN14 8HT

# REFURBISHED HANGAR SPACE / WAREHOUSE

## 45,221 SQ FT (4,201 SQ M) TO LET

- NEW ROOF & LED LIGHTING THROUGHOUT
- 10.5M (34 FT) MIDPOINT EAVES HEIGHT
- EXTENSIVE EXTERNAL HARD STANDING
- OUTSIDE AREAS IDEAL FOR OPEN STORAGE
- SECURE LOCATION 'HIDDEN AWAY BUT NOT CUT OFF'

LAST ONE  
REMAINING



## COLERNE INDUSTRIAL & STORAGE PARK

Colerne Industrial & Storage Park comprises three hangars on a secure 14 acre site. The other two hangars are occupied and Hangar 18 has recently undergone an extensive refurbishment programme including a new roof covering with 10 year guarantee, and new LED lighting throughout. It offers clear span storage opportunities with a maximum height of 10.5m (34').

There are generous external hard standing areas suitable for ancillary open storage.

## HANGAR 18 KEY FEATURES

- 10.5m (34') maximum internal height
- Large front and rear loading doors
- 2.6m perimeter security fence
- Large hard standing areas for circulation and external storage
- Ample parking
- Three phase power
- New LED lighting

## REFURBISHED ACCOMMODATION

The hangar has been measured on a Gross Internal Basis in accordance with the RICS Code of Measuring Practice and provides the following area:

| AREA      | SQ FT  | SQ M  |
|-----------|--------|-------|
| Hangar 18 | 45,221 | 4,201 |



## HANGAR 18 COLERNE INDUSTRIAL & STORAGE PARK





**EXTERNAL - HANGAR 18**



**STORAGE EXAMPLE - YOU CAN FIT A LOT OF STUFF IN HERE**

**HANGAR 18**  
COLERNE INDUSTRIAL  
& STORAGE PARK

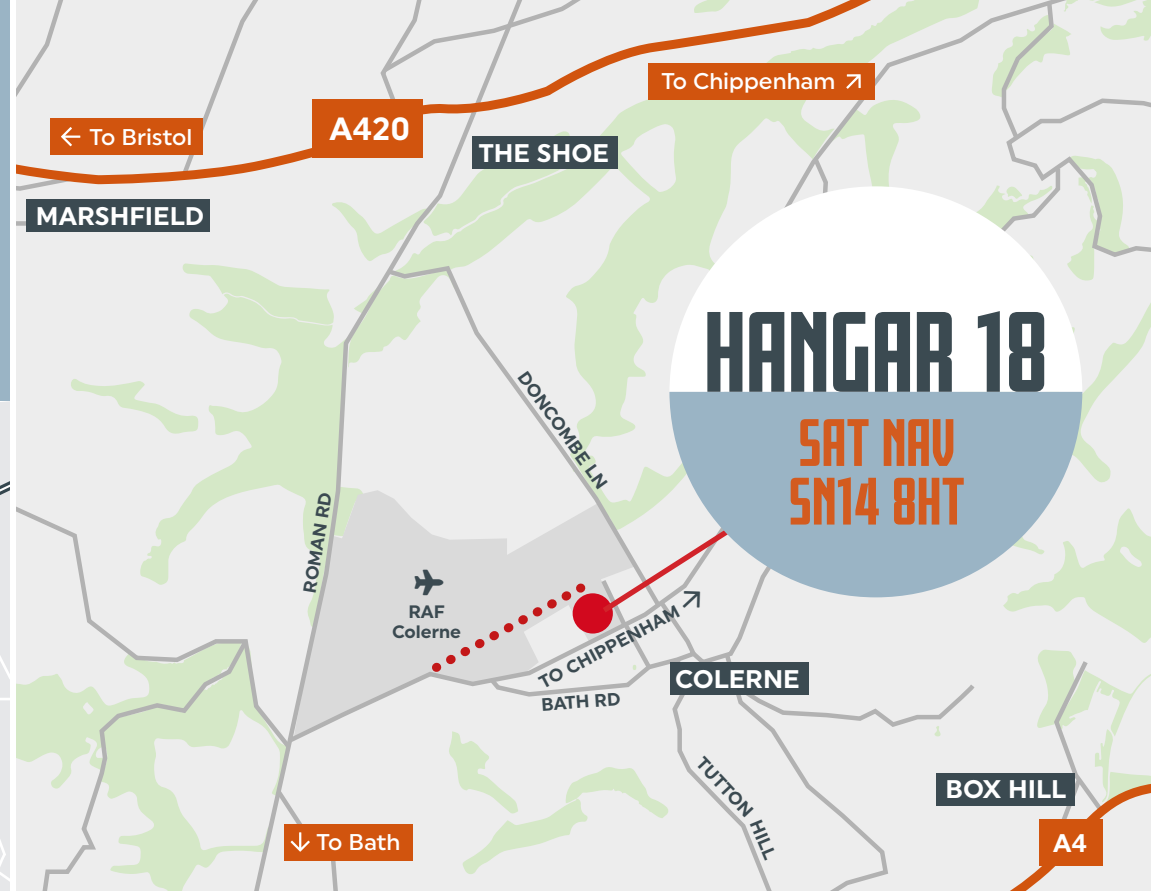


**INDICATIVE PHOTOGRAPH OF HANGAR 19 - ROLLER SHUTTER DOOR**

## IDEALLY LOCATED BETWEEN CHIPPENHAM AND BATH

Colerne Industrial & Storage Park is located at Colerne, midway between Chippenham and Bath.

Junctions 17 and 18 of the M4 motorway are readily accessible, providing excellent links to the national motorway network and The Estate can be accessed from the A4 Bath Road to the south and A420 Bristol Road to the north. Both these main roads join the A350 leading to Junction 17 and the A46 leading to Junction 18.



**TERMS** The hangar is available by way of new lease for a term of years to be agreed direct from the Landlord.

**ENERGY PERFORMANCE CERTIFICATE** The energy performance certificate rating is C (73). The full certificate and recommendations can be provided on request.

**BUSINESS RATES** The Valuation Office Agency website describes the property as "Store and Premises" with a rateable value of £94,000. Interested parties should make their own enquiries to Wiltshire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment [www.voa.gov.uk](http://www.voa.gov.uk)

**PLANNING** The property has established use for Class B8 Storage and Distribution.

**SERVICES** We are advised that single and three phase electricity supplies are connected to the premises. Water and sewage are provided via private systems to the Estate. We confirm that we have not tested any of the service installations. Any occupier must satisfy themselves independently as to the state and condition of such items.

**LEGAL COSTS** Each party is to be responsible for their own legal costs incurred in the transaction.

**VAT** Under the Finance Acts 1989 and 1997, VAT will be levied on the Rent. We recommend that prospective tenants establish the implications before entering into any agreement.

**REFERENCES/RENTAL DEPOSITS** Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

**ANTI-MONEY LAUNDERING REGULATIONS** In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser/tenant prior to instructing solicitors.

**VIEWING ARRANGEMENTS** For further information or to arrange an inspection, please contact the sole agents.

**alder king**

PROPERTY CONSULTANTS

**01793 615477**  
[www.alderking.com](http://www.alderking.com)

James Gregory  
07917 188006  
[jgregory@alderking.com](mailto:jgregory@alderking.com)

**Important Notice:** These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

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