



Coronel Farm, Aldbourne

Marlborough, SN8 2JZ

**CORONEL FARM IS SET WITHIN
A SELF-CONTAINED SITE, IN A
RURAL ENVIRONMENT WITH A
GOOD CAR PARKING AND
LOADING PROVISION**

13,308 sq ft
(1,236.35 sq m)

- REFURBISHED STORAGE UNIT
- DETACHED BUILDING
- 7 MILES FROM J15 M4
- ATTRACTIVE RURAL SETTING
- 3 PHASE POWER SUPPLY
- 2 ROLLER SHUTTER LOADING DOORS
- CONSIDERATION WOULD BE GIVEN TO SPLITTING THE UNITS

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Summary

Available Size	13,308 sq ft / 1,236.35 sq m
Rent	£56,500.00 per annum
Business Rates	Please contact the Agents for further information
EPC	Upon enquiry

Location

Aldbourn is well located on the B4192 approximately 8 miles north of Marlborough and 10 miles south of Swindon. Junction 15 of the M4 motorway is approximately 7 miles to the north and access to the M5 can be gained via the A419 at Junction 15.

Coronel Farm is set within a self-contained site, in a rural environment accessed via a hardcore track with a good car parking and loading provision.

///what3words

<https://what3words.com/recap.spouse.com>

Description

The unit is of steel portal frame construction with profile clad elevations.

The premises currently have 2 roller shutter loading doors, one at each end. There is a WC, a 3-phase power supply and water connection. Externally there are allocated car parking and loading areas.

Consideration would be given to splitting the premises into two smaller units.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Storage Unit	13,308	1,236.35
Total	13,308	1,236.35

Viewings

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



Chris Brooks MRICS

01793 544834 | 07733 114566
chris@whitmarshlockhart.com



