



Unit 1
Millards Farm
Upton Scudamore
Warminster
BA12 0AQ

Storage Unit

Approximately 1,322 Sq Ft (122.79 Sq M)

- **Open warehouse space**
- **Flexible terms**
- **Good access to A350**

LOCATION

The property is located approximately 2 miles to the north of Warminster and 15 miles south of Bath. Access to the M4 is by way of the A350.

DESCRIPTION

The property comprises a semi-detached portal framed storage building with loading to the front. The Roller door has a H: 3.85m and a W:3.64m. The internal eaves of the property is 2.83m and the pitch is 3.80m. The premises benefits from a WC and three-phase electricity. Externally the property benefits from 3 car parking spaces + loading.

The building is located on a farm but with good links to the A350.

QUOTING PRICE

£11,000 per annum exclusive

SERVICES

We are advised that all mains services are connected and the property has the benefit of three phase electricity. However, prospective occupiers are advised to make their own investigations as to their state and condition.

ACCOMMODATION

The Unit has been measure in accordance with the RICS Code of Measuring Practice and extend to:

Warehouse	114.97 Sq M	1,238 Sq Ft
Toilet	7.83 Sq M	84 Sq Ft
Total	122.79 Sq M	1,322 Sq Ft

TERMS

The unit will be available to let on a new lease on a terms to be agreed,.

PLANNING

The most recent use for the unit was B8 (storage and distribution). However, prospective occupiers should make their own enquiries with the Local Planning Authority Wiltshire Council regarding their intended use.

Tel:- 03004560114 or

email:- developmentmanagement@wiltshire.gov.uk

LEGAL COSTS

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

BUSINESS RATES

Perspective tenants are satisfy themselves with regards to rates.

VAT

All prices quoted are exclusive of VAT if applicable.

EPC

An EPC is not required as the building is for storage only and does not have heating.

VIEWINGS

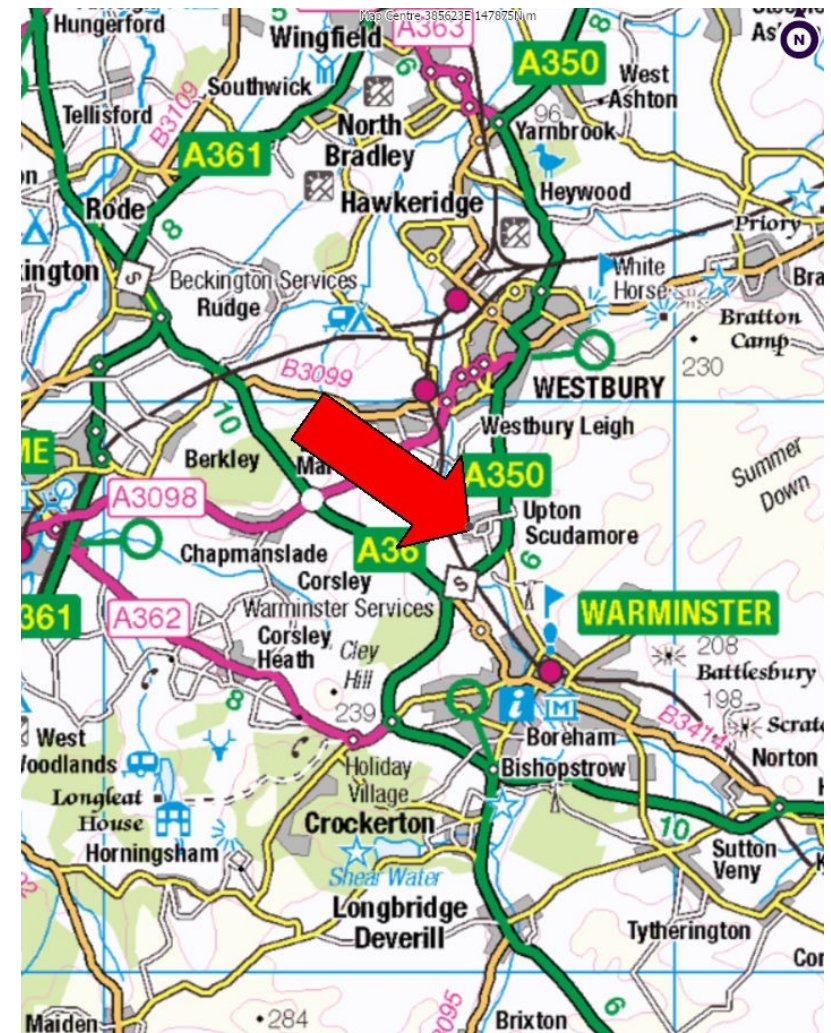
Viewings can be arranged by prior appointment with sole agents Carter Jonas.



SUBJECT TO CONTRACT



For identification purposes only



FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

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IMPORTANT INFORMATION

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JUNE 2023

Carter Jonas