



Units 6, 6A & 6B Corsham Science Park

Park Lane, Corsham, SN13 9FU

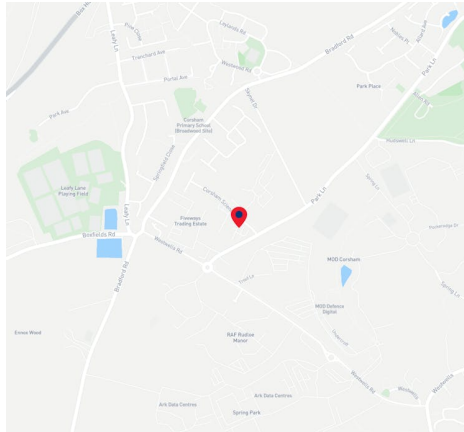
NEW HIGH QUALITY LIGHT INDUSTRIAL/RESEARCH & DEVELOPMENT UNITS

2,449 to 7,384 sq ft
(227.52 to 686 sq m)

- UNITS CAN BE TAKEN SEPARATELY OR COMBINED
- FITTED MEZZANINE FLOOR
- MINIMUM CLEAR EAVES HEIGHT OF 5.8M
- BT OPENREACH FIBRE CONNECTION
- ALLOCATED CAR PARKING

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Summary

Available Size	2,449 to 7,384 sq ft / 227.52 to 686 sq m
Rent	£11.00 per sq ft per annum, per unit
Business Rates	Unit 6 - £18,750 RV; Units 6A & 6B - £18,500 RV per unit
EPC	B

Location

Corsham is a popular and growing market town situated on the A4 approximately 9 miles east of Bath and 6 miles west of Chippenham. Junction 17 of the M4 is approximately 8.5 miles to the north.

The development is situated off of Park Lane, adjacent to well established occupiers including Airbus and Bath ASU. Corsham also has a large Ministry of Defence facility located nearby on West Wells Road.

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Description

Units 6, 6A and 6B comprise a brand new light industrial/research and development facility of steel portal frame construction, with steel profile clad and glazed elevations.

Vehicle access to the units are gained via a sectional up and over insulated loading door in the front elevation. Internally, the premises have a minimum clear eaves height of 5.8m.

At the front of the units there are separate pedestrian entrance and WC facilities. Office accommodation could be incorporated at ground and first floor by a tenant.

The premises benefit from a 3 phase electrical power supply, electric vehicle charging point and BT Openreach fibre connection to the property, offering speeds of up to 1GB/s.

Externally the units benefit from a generous car parking provision and loading area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 6	2,486	230.96
Unit - 6A	2,449	227.52
Unit - 6B	2,449	227.52
Total	7,384	686

Viewings

Strictly by prior appointment through the sole agents



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