



## Unit 7, Leaffield Industrial Estate

Corsham, SN13 9SW

**A DETACHED WORKSHOP  
FACILITY LOCATED ON A  
SECURE SELF-CONTAINED SITE**

**6,535 sq ft**

(607.12 sq m)

- DETACHED WORKSHOP FACILITY AND YARD
- SELF CONTAINED SECURE SITE
- EXTENSIVE EXTERNAL YARD AREAS
- REFURBISHMENT OPPORTUNITY
- 2 STOREY OFFICE AREA

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## Summary

Available Size	6,535 sq ft / 607.12 sq m
Price	£475,000 plus VAT
Business Rates	Please contact the Agents for further information
EPC	D (85)

## Location

Corsham is a popular and successful town well located on the A4. Bath is approximately 9 miles to the west and Chippenham is 6 miles to the east. Junction 17 of the M4 is approximately 8.5 miles to the north. Leaffield Industrial Estate forms the principal employment area in Corsham and is located on the southern outskirts of the town. Unit 7 is situated fronting onto Leaffield Way.

## ///what3words

<https://what3words.com/loom.rankings.dated>

## Description

Unit 7 comprises a detached workshop facility located on a secure self-contained site.

To the front of the unit is a two storey office / administration area. The workshop has a minimum internal eaves height of 4m and is accessed via a metal commercial vehicle roller shutter door. Externally there is extensive parking and storage yard areas. The site has a security fence and gates.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Workshop Area	3,703	344.02
Ground - Reception, Stores and Canteen	1,450	134.71
1st - Accommodation	1,382	128.39
<b>Total</b>	<b>6,535</b>	<b>607.12</b>

## Anti-Money Laundering Regulations

A prospective purchaser will be required to provide information to satisfy these Regulations once terms have been agreed.

## Viewings

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



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