

TO LET

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PROPERTY CONSULTANTS

Main Building, Elm Tree Park

Manton, near Marlborough, Wiltshire SN8 1PS

Warehouse / Workshop Premises – 6,855 sq ft (636.84 sq m) approx

Location

Marlborough is a popular and attractive market town situated approximately 10 miles south of Swindon and the M4 motorway via the A346 and 18 miles west of Newbury.

The Estate is accessed off the A4 Bath Road approximately one and a half miles west of Marlborough where it meets the A346 some 8 miles north of Junction 15 of the M4. Calne is situated approximately 7 miles to the west. Pewsey offers a mainline railway station approximately 6.5 miles away.

Elm Tree Park is a well established cluster of warehouse & workshop buildings, offices and a gym facility. Other occupiers include, Kellaway Building Supplies and Marlborough Fitness & Performance Centre.

M4 – J15



10 miles north

Swindon



12 miles north

Marlborough



miles

Pewsey



6.5 miles



Accommodation

Description

The unit is of steel frame construction with blockwork walls and profile cladding to the upper elevations under an insulated roof incorporating rooflights.

The premises comprise open plan workshop/warehouse accommodation offering 12ft (3.66m) eaves at the lowest point rising to 18'6 (5.48m) at the apex.

There is an externally fitted concertina loading door to the front elevation measuring 5m wide x 4.75m high with an insulated electric roller shutter door inside which leads to a large external concreted area suitable for loading and vehicle parking.

There is an additional roller shutter loading door to the rear elevation measuring 4m wide x 3.67m high and a further interlinking small store area with mezzanine.

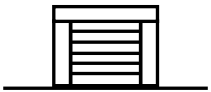
The premises have a rest area with male & female w.c facilities and a separate pedestrian access point. The warehouse / workshop benefits from a painted floor, hanging LED lighting, a gas fired hot air blower, security alarm, CCTV and three phase electricity.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the services and any occupier must satisfy themselves independently as to their condition.

Area	Sq ft	Sq m
Workshop/Warehouse	6,091	565.88
Additional Workshop Area	463	43.02
Mezzanine	301	27.94
TOTAL	6,855	636.84

Surface Level Door



3 Phase Power



Plentiful Parking



Separate Offices



LED lighting



Kitchenette/Rest Area



Planning | Rates | EPC | Terms

Planning

We understand that the property may be suitable for Class E (Commercial, Business & Service), B2 (General Industrial) and B8 (Storage and Warehousing) uses.

Interested parties should make their own enquiries to the Planning Department of Wiltshire Council. Tel: 0300 456 0100 www.wiltshire.gov.uk

Business Rates

The Valuation Office Agency describes the property as “Warehouse and Premises” with a rateable value of £40,000.

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 ratings assessment www.voa.gov.uk

Energy Performance Certificate

The EPC Rating is D (97) and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Terms

The property is available on a new full repairing lease for a term of years to be agreed direct from the landlord.

The racking and furniture in the premises can be made available by way of separate negotiation.

Rent

The premises are offered at a rental of £45,000 per annum exclusive.

Legal Costs

Each party is to be responsible for their own legal costs.

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 the landlord's discretion.

VAT

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

Anti Money Laundering

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

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Kembrey Park
Swindon
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www.alderking.com

AK Ref: JDG/DLN/97694

Date: April 2024

Subject to Contract



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Important Notice

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.



