

32 HARRIS ROAD

PORTE MARSH INDUSTRIAL ESTATE, CALNE SN11 9PT

TO LET

Detached two storey high-tech production facility
with its own large secure car park and yard



68,816 sq ft (6,394 sq m)



32 HARRIS ROAD

PORTE MARSH INDUSTRIAL ESTATE, CALNE SN11 9PT



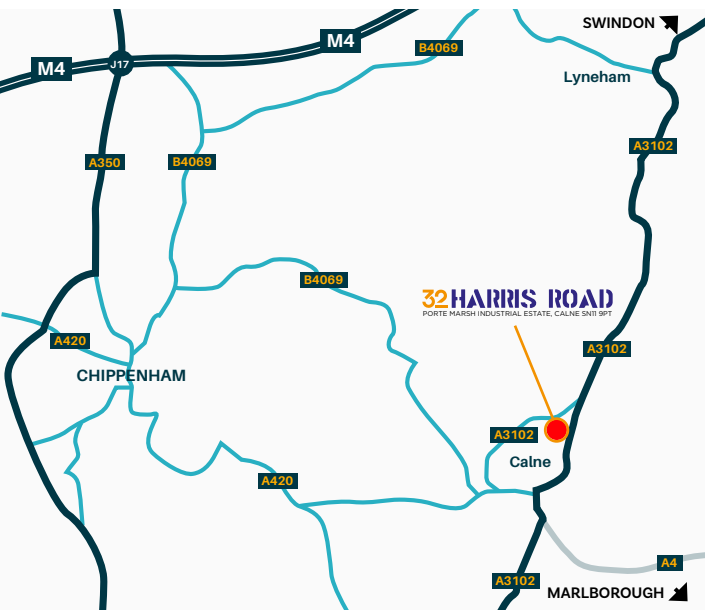
LOCATION

Calne is situated in North Wiltshire with easy access to the M4 at either Junction 16 (15 miles) to the Northeast or Junction 17 (10 miles) to the Northwest roughly equi-distant between Chippenham and Marlborough. Swindon is approximately 16 miles to the Northeast and Bath is 19 miles to the Southwest.

The town is well located with neighbouring towns of Chippenham being approximately 7.5 miles to the West, Melksham 11 miles to the Southwest, Devizes 11 miles to the south, and Marlborough 15 miles to the East.

Calne has a population of just under 20,000 people and a thriving business community mainly situated on Porte Marsh Industrial Estate. This is home to a variety of large and small businesses including Deceuninck, Wynnstay, Dispak and Howdens.

The town itself has a good variety of independent retailers and there are Sainsbury's & Tesco supermarkets.



32 HARRIS ROAD

PORTE MARSH INDUSTRIAL ESTATE, CALNE SN11 9PT

32 HARRIS ROAD
PORTE MARSH INDUSTRIAL ESTATE, CALNE SN11 9PT

DESCRIPTION

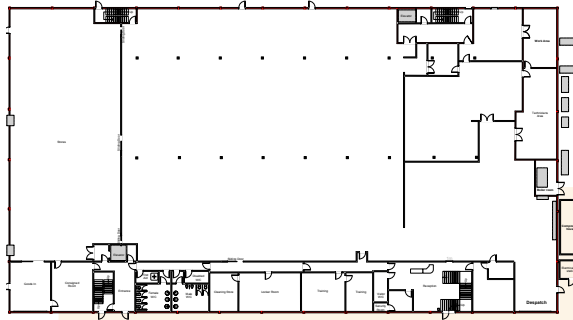
32 Harris Road is a detached two storey high-tech production facility with its own large secure car park and yard. It was constructed in 1998 for the previous occupier.

The building is of steel portal frame construction with cavity wall brick elevations and profiled steel sheets. There are two full height loading doors at each end which service both floors. The first floor is of concrete construction.

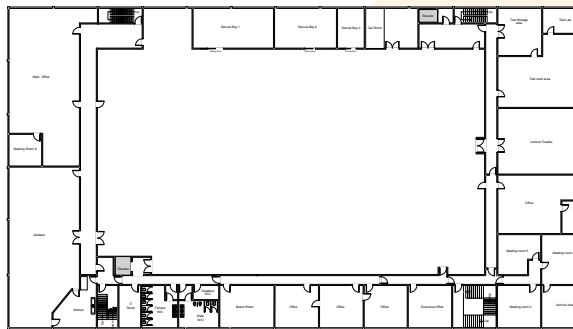
Extensive office/laboratory, welfare facilities are provided around the perimeter and a canteen facility is also present. The first floor is accessed via 2 lifts and 4 staircases.

Externally there are 108 designated car parking spaces and the large yard with secure double gates provides the ability to reconfigure for more HGV capacity.

GROUND



FIRST

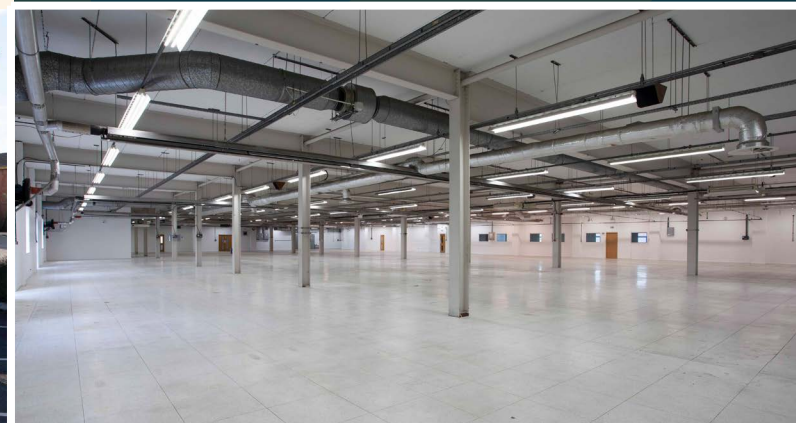


FLOOR AREAS

The Property has been measured on a Gross Internal Floor Area Basis in accordance with the RICS Code of Measuring Practice.

GROUND FLOOR	34,408 sq ft	(3,197 sq m)
FIRST FLOOR	34,408 sq ft	(3,197 sq m)
TOTAL	68,816 sq ft	(6,394 sq m)

Total site area 1.86 acres (0.75 hectares).



32 HARRIS ROAD

PORTE MARSH INDUSTRIAL ESTATE, CALNE SN11 9PT

SERVICES

There is a gas fired central heating system to the office and ancillary areas. The production areas have the benefit of a mechanical air handling system. 3 phase electricity is present in the Building.

PLANNING

We understand that the Property has planning permission for Classes B1 (b) and (c) (now Class E), B2 and B8 uses under the Town & County Planning (Use Classes) Order 1987 as amended.

BUSINESS RATES

The Property is assessed as "factory and premises" with a rateable value of £282,500.

Interested parties should contact Wiltshire Council as a change in occupation may trigger a new assessment.

ENERGY PERFORMANCE CERTIFICATE

The Property has an EPC of C (67) which is valid until March 2034.

TERMS

The Premises are available to lease by way of a Full Repairing & Insuring lease direct from the Landlord at a quoting rent of £400,000 per annum exclusive of business rates, building insurance, utilities and VAT.

Consideration may be given to the sale of the Property with Vacant Possession.

VAT

The Property is elected for VAT and therefore will be payable on the annual rent.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in any transaction.

ANTI MONEY LAUNDERING

A successful Occupier 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 sole letting agents.

alder king

PROPERTY CONSULTANTS

01793 615477
www.alderking.com

James Gregory
07917 188006
jgregory@alderking.com

Important Notice. These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. Subject to contract.
AK HD2577 3/24