



For Sale

Industrial Storage Site

Lea Park, Monks Lane
Corsham
Wiltshire
SN13 9PH

- Rare freehold opportunity
- Suitable for a range of storage options above and below ground
- Office and Warehouse space available
- Fully secure self contained site
- 64,510 sq ft of warehouse and office space
- 6.59 acres above ground and 18.68 acres below ground



Location – SN13 9PH

Lea Park is situated to the east of Monks Lane which lies a short distance to the south of Corsham town. Corsham lies approximately eight miles to the east of Bath which can be accessed from the A4.

The town of Chippenham lies approximately three miles to the north east. Junction 17 of the M4 lies approximately 7 miles to the north and is accessed by the A350.

Whilst the property lies on the edge of Corsham, it is situated within a rural location. Neighbouring occupiers include Hanson and Octavian Wines who both operate from limestone mines.

Access to the site is from Monk's Lane off the B3353 (Silver Street).





Description

We understand the property comprises a former Royal Navy stores depot which was constructed in the 1950s together with an underground storage facility. The depot lies within a site extending to approximately 2.66 hectares (6.59 acres) which slopes from south to north. The depot is situated partly over former limestone mine workings which, we understand, extends to a gross area of approximately 7.56 hectares (18.68 acres).

The depot has access onto Monks Lane and offers a large tarmac car park which lies outside the main perimeter of the depot. Inside the perimeter lies offices, a gatehouse, boiler building, oil tanks and industrial storage buildings all built with concrete and asbestos panel elevations with roofs laid principally to asbestos sheets and flat felt. A number of the buildings are dedicated to the underground storage facility including a transporter winding room, pump room, air shaft and lift building.

Below ground the mine was converted by the Ministry of Defence into underground storage facility in the 1950's. It lies between 85-120 feet below surface. We understand that of the gross area there is approximately 22% retained as supporting pillars giving an area of 5.88 hectares (14.54 acres) and from this there is further 21% of the underground area utilised as access ways which results in an useable underground storage area of approximately 4.64 hectares (11.48 acres).



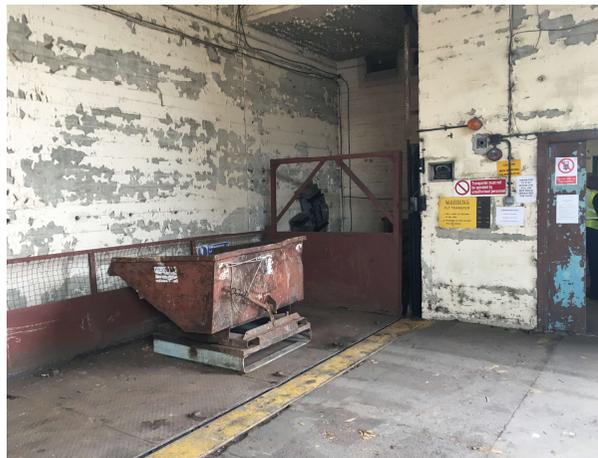


Head height varies within the underground facility with an average of 4.57 m (15 ft) with a minimum of 2.73 m (9 ft) and a maximum of 6.09 m (20 ft). The temperature we understand within the facility is a constant 11 to 12 °c.

The underground storage facility has a concrete floor with the space divided for fire purposes into three sections by means of roller shutter doors. It has the benefit of a separate staircase, lighting, emergency lighting, emergency exits, a fire detecting system, ventilation and dehumidification system and a rail transporter. There is also a pumping system with storage tank to deal with underground water.

Above ground the property has an internal estate road which is laid to tarmac with street lamps. The perimeter of the property has concrete posts and security fencing.

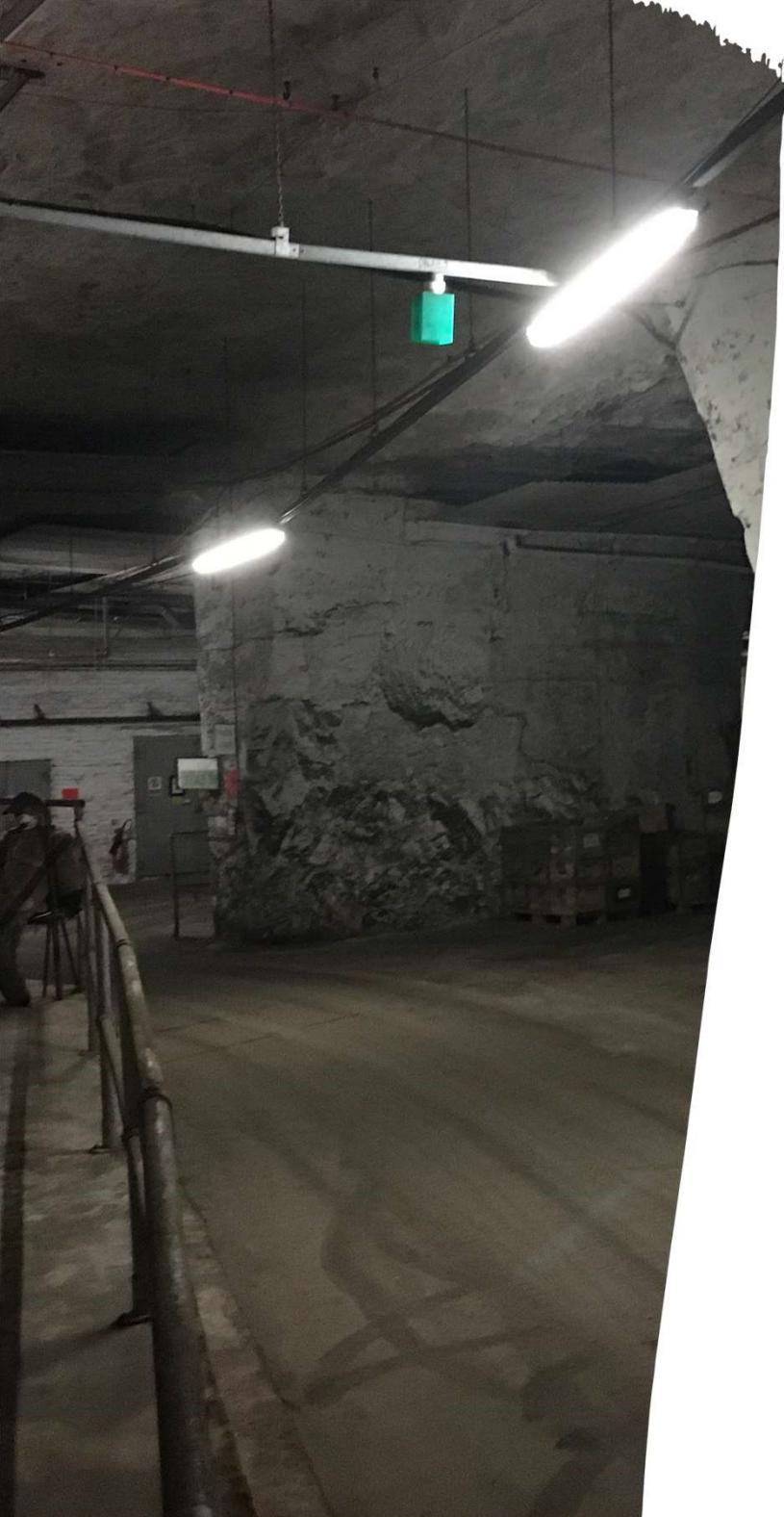
The accommodation above ground totals 64,510 sq. ft. and is significantly dated. The main warehouse has recently had the roof overlaid as an EDPM roof with a guarantee of 10 years. The office accommodation generally comprises open plan accommodation with double height ceilings and some internal private office space.





Accommodation

Description	Sq m	Sq Ft
Gatehouse	104.51	1,125
Transporter Winding Room	72.46	780
Covered Way/Loading Bay	467.29	5,030
Site Workshop	151.43	1,630
Main Warehouse	1783.72	19,200
Pump	52.95	570
Secure area	182.55	1,965
Canteen	867.70	9,340
Old Boiler Room (excluding mezzanine)	278.70	3,000
Mezzanine	92.90	1,000
Oil/Water Storage Tanks	418.06	4,500
Packing, Repairs & Javelin	615.47	6,625
Purchasing & Assembly	596.89	6,425
U/G Boiler Room	157.93	1,700
Hazardous Store	17.65	190
Intake Sub-Sation	68.74	740
Canteen	38.55	200
Smoking	18.58	200
Burn Off	6.96	75
Total Area	5,993	64,510
6.59 acres above ground. 18 acres below ground.		



**Lea Park, Monks Lane,
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January 2019

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