

TO LET

CHARLTON BUSINESS PARK • CRUDWELL • MALMESBURY • SN16 9RU



64 - 129 sq m
690 – 1,386 sq ft

- UNIQUE CONVERTED FARM BUILDINGS
- SET WITHIN AN ATTRACTIVE RURAL SETTING
- EXCELLENT PARKING PROVISION
- M4 JUNCTION 17, 7 MILES
- PROMINENT FRONTAGE TO A429

Location

Charlton Business Park is located approx 1 mile north of the amenities on offer in Malmesbury town centre. Benefiting from excellent transport links, the business park is approximately 7 miles from Junction 17 of the M4 motorway to the south and 10 miles south west of Cirencester town centre. It is also only 6 miles from Kemble railway station, with its mainline railway connections.

The Business Park not only benefits from its location on the prestigious Charlton Park Estate, but also benefits from prominent frontage to the A429 main Crudwell Road.

Description

Charlton Business Park is an excellent conversion of Victorian farm buildings into a courtyard development of 6 modern, open plan offices.

Internally the accommodation benefits from perimeter trunking, gas fired heating and access to male and female WC facilities.

Accommodation

All measurements are approximate and given on a gross internal basis, in accordance with the RICS Code of Measuring Practice.

Area	Sq m	Sq ft
Unit 1	129	1,386
Unit 6	79	855
Total	208	2,241

Tenure

The premises are available by way of a new lease direct with the landlord for a term of years to be agreed.

Quoting Terms

Please contact the agents for further information.

Business Rates

Please contact the agents for further information.

Energy Performance Certificate

A copy of the EPC is available upon request. Unit 1 has an energy performance rating of C:72 and Unit 6 has an energy performance rating of D:93.

Legal Costs

Each party will be responsible for their own legal costs incurred in a transaction.



Unit 6 External



Contacts

Viewing and further information is strictly by prior appointment through the sole agents:

Miles Cross MRICS

01793 544840 • miles@whitmarshlockhart.com

