

# TO LET

UNIT 4 TEMPLARS WAY INDUSTRIAL ESTATE • MARLBOROUGH ROAD •  
ROYAL WOOTTON BASSETT • SN4 7SR



80 sq m  
870 sq ft

- MODERN LIGHT INDUSTRIAL UNIT
- 3 PHASE POWER SUPPLY
- ALLOCATED PARKING

## Location

Royal Wootton Bassett is situated 1.5 miles from Junction 16 of the M4 motorway and 6 miles south west of Swindon town centre.

Templars Way is located on the southern outskirts of the town. The Estate has access directly onto Marlborough Road and is approximately 0.5 miles from the High Street.

## Description

Unit 4 is a light industrial/warehouse unit of steel portal frame construction, with brick clad elevations.

To the front of the unit, there is a separate pedestrian entrance door, there is scope to construct office accommodation if required. There is a single WC to the rear.

Access to the warehouse is via a roller shutter loading door (3mx3m). The warehouse has a 3 phase electrical power supply and lighting, the minimum clear eaves height is 3.4m.

There is allocated car parking spaces to the front of the unit.

## 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
Warehouse inc WC	80.87	870
<b>Total</b>	<b>80.87</b>	<b>870</b>

## Quoting Terms

£9,000 per annum exclusive.

Please note all quoted rents are exclusive of business rates, service charge, buildings insurance and VAT (if applicable), payable quarterly in advance.

## Business Rates

The current Rating List (2017) shows the unit as having a rateable value of £6,500.

Please note the rateable value is not the same as the rates payable.

## Energy Performance Certificate

The EPC is available upon request.

Unit 4 has an energy performance rating of D:87.

## Legal Costs

Each party is to bear their own legal costs incurred in the transaction



## Contacts

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

Chris Brooks MRICS

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