

Unit Q, The Old Brickyard, Ashton Keynes, Wiltshire SN6 6QR

TO LET - £15,000 p.a.x.

marriotts property llp

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LOCATION
Ashton Keynes is situated approx 3 miles west of Cricklade. A well established light industrial estate The Old Brickyard is located on the B4696, approx 500 yards north of the village, with excellent links to the A419. As you enter the estate the unit will be found directly in front.

DESCRIPTION
Constructed from a steel portal frame with concrete block elevations the unit is end-terraced and benefits from a manually operated roller shutter door and 3 phase electrics. Accommodation is arranged over 2 floors with an open-plan workshop and good quality offices, with shower and toilet facilities, across the ground floor. A mezzanine floor provides an additional 731 sq.ft. at 1st floor level, with potential to increase this by approx. 147 sq.ft. if required.

The unit benefits from 2 parking spaces.

ACCOMMODATION
The following dimensions are approximate only:
Office 1: 13'3" x 11'6"
Office 2: 16'3" max x 14'4" & Kitchen
Workshop: 29'6" x 26'
Ladies & Gents WC's
Shower
Mezzanine: 39' max x 14'3" av
Total G.I.F.A. approx. 1,885 sq.ft. (175.12 sq.m.)

TENURE
A new lease is available for a minimum of 3 years outside the Landlord & Tenant Act 1954, under internal repairing terms and upkeep of roller shutter door, plus redecoration to offices.

DEPOSIT
A 3 month deposit will be required.

SERVICE CHARGE & BUILDINGS INSURANCE
Approx. £400 p/a. Buildings Insurance approx. £700 p/a

BUSINESS RATES
Rateable Value - £7,500
NOTE: Small Business Rates Relief may be available.

VAT - VAT is not payable.

ENERGY PERFORMANCE CERTIFICATE
The premises have an EPC rating of - E

AGENT'S NOTE - The premises are not suitable for commercial car mechanics / repairs.



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