

hunter french

COMMERCIAL

43a Wildcross South Wraxall, Bradford on Avon,
Wiltshire, BA15 2RL



TO LET

POA

Workshop/Light Industrial Unit
(with potential residential accommodation)

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Location and Description

43A Wildcross is located 0.5 miles to the east of South Wraxall and 2.8 miles north of Bradford on Avon. This location provides good transport links to surrounding areas including Chippenham, Melksham and Bath, as well as easy access to the A350 and M4 via Junction 17.

This early 1940's commercial property was previously used as a garage/sales forecourt and is suitable for a range of uses (subject to planning). The space comprises a workshop / light industrial unit with a partitioned office and lean to garage to the rear. There is additional yard space to the front and side areas of the main workshop for parking and storage.

Accommodation

The unit has been measured in accordance with International Property Measuring Standards (IPMS) 2 – Industrial*.

Please contact the agent for available units and associated sizes.

Tenure and Rental

The space is available by way of a new full repairing lease on flexible terms to be negotiated.

Please contact the agent for rental information.

Legal Costs

Each party will be responsible for their own legal and administrative costs arising from any proposed transaction.

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

We understand that the property is not elected for VAT and therefore no VAT will be payable on the rent.

Energy Performance Certificate

We understand that the property is exempt from EPC classification.

Services

Mains electric, water and drainage are connected to the unit. Hunter French Commercial have not tested any of the services supplied and recommend that prospective tenants satisfy themselves that they meet their occupational requirements and current regulations.

Planning

We have been advised that the property has an existing Class B1 – Business use of the Use Classes (Amendment) Order 2005. We recommend interested parties direct any planning queries to the local planning department of Wiltshire Council:

Wiltshire Council, Monkton Park, Chippenham, Wiltshire, SN15 1ER.

Tel: 01249 706111

Viewing

Strictly by appointment through the Sole Agents, Hunter French Commercial.

T: 01249 715775

Email: commercial@hunterfrench.co.uk

