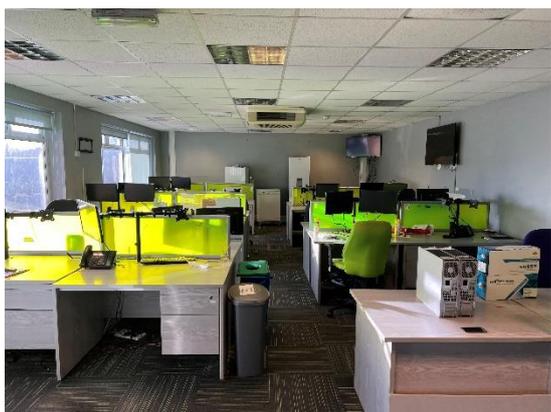


Ground Floor Office, TMTI Corsley, Warminster, BA12 7PL

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Description

A self-contained single storey office building with frontage to the A362 and parking for upto 26 cars to front. Suitable for a variety of uses, subject to obtaining the necessary consents.

Immediately available to let, as a whole – *office furniture available by way of separate negotiation.*

Internal Accommodation	Sq M	Sq Ft
Net Internal Area	471.29	5,073
Limited Use Area	10.97	118
IPMS 3 Area	482.25	5,191

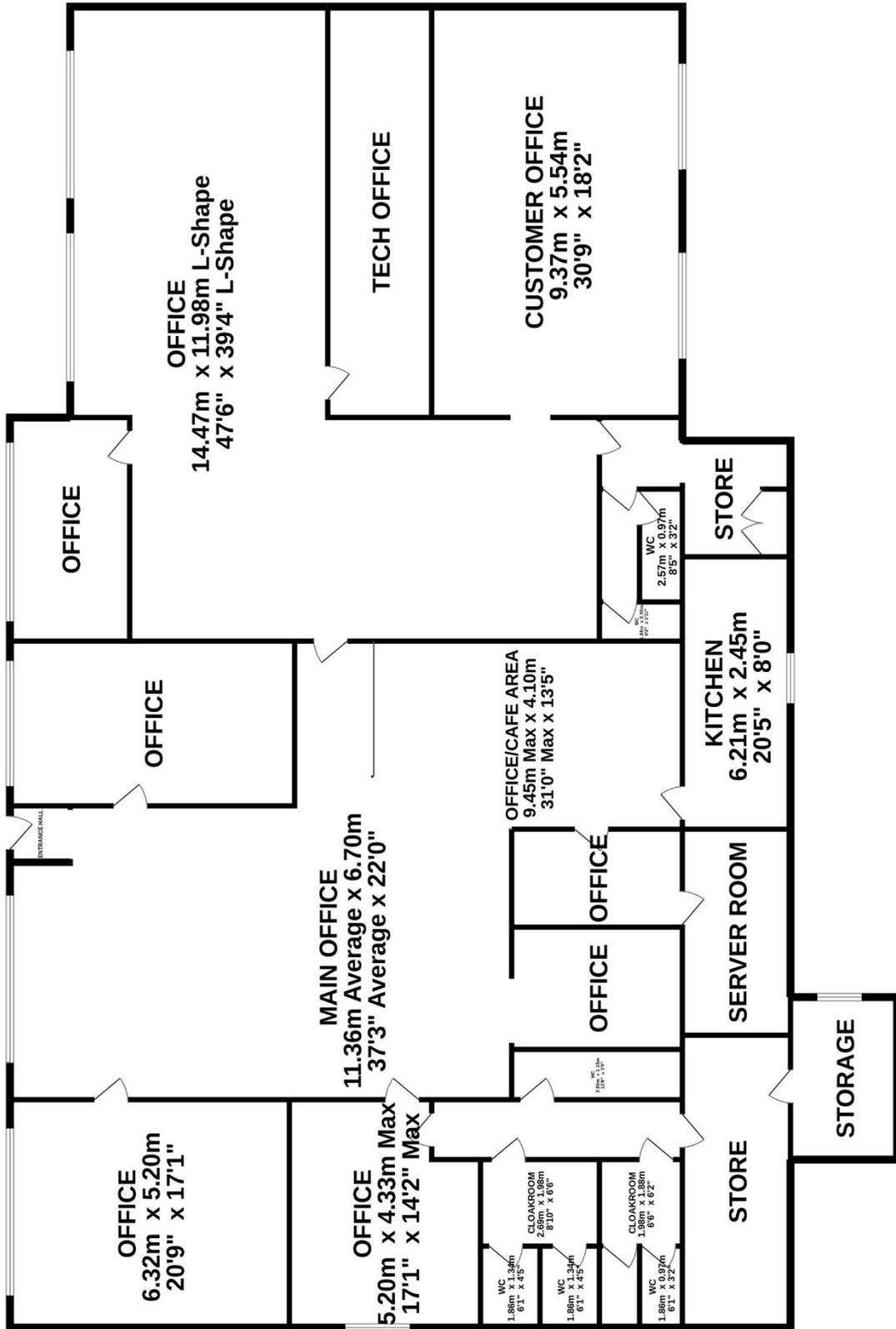
Location

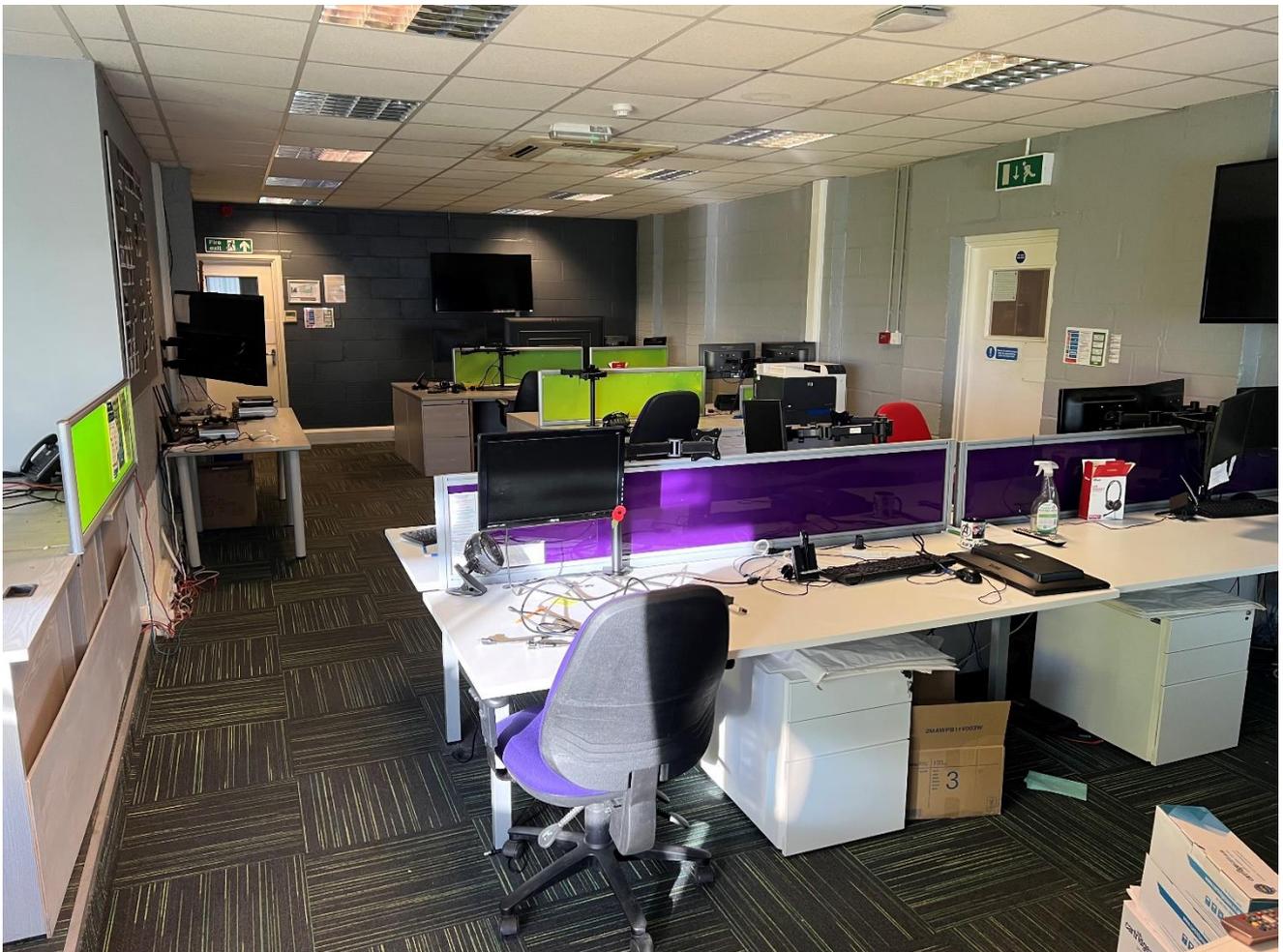
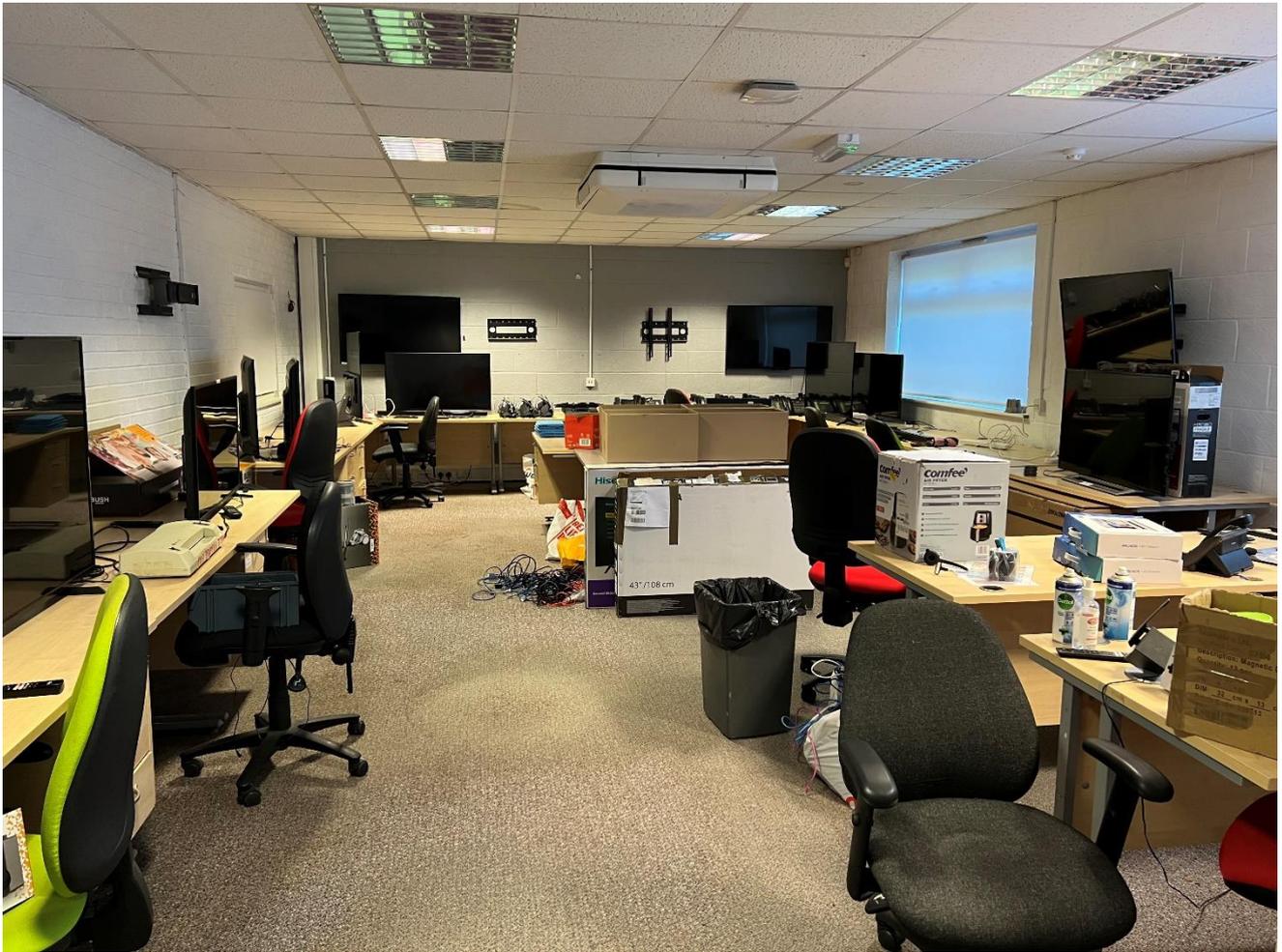
Situated in the village of Corsley between Warminster and Frome. Conveniently located with easy access to both nearby towns which each benefit from train station. Easy access to the A303.

To Let – £3,500 PCM, excl.

Indicative Floor Plan

– Not to scale –







Lease Terms: The asking rent is predicated on a new lease on broadly the following terms:-

- A new 5-10 year term
- Full repairing and insuring equivalent basis.
- Upward-only Rent Review and mutual break-clauses at 3-yearly intervals.
- Lease to be excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive (i.e. no automatic right to renew at lease expiry).
- Deposit subject to references/credit checks.

A partial space arrangement may be considered – Terms on Application.

Commercial Lease Code: Prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Information can be found via: <http://www.leasingbusinesspremises.co.uk>

Local Council: Wiltshire Council

VAT: We understand that VAT is payable on the rent.

Planning: Most recently used as offices. We understand the unit benefits from consent for Class E – Commercial, Business and Service type uses. Parties should rely on enquiries with the local planning authority.

Services: Mains water and electricity are connected. Services and appliances not tested.

Business Rates: A search on the Valuation Office Agency website reveals this unit has a Rateable Value of £27,250 (2023 List). This is not the rates payable. For confirmation on the precise rates payable, parties should make their own enquiries of the local billing authority.

EPC Rating: 83D – a copy of the Energy Performance Certificate is available upon request

Viewings: Enquiries and viewings to be made via **Cooper and Tanner – 03458 347758**

COMMERCIAL DEPARTMENT

Cooper and Tanner

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commercial@cooperandtanner.co.uk

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