

TO LET: WORKSHOP/STORAGE UNIT
AT LAWN FARM, GRANGE LANE,
MALMESBURY, WILTSHIRE, SN16 0EP

Junction 17 of M4 - 10 min drive

Interchange of M4/M5 – 30 min drive

Malmesbury – 1.2 miles

Guide rent £2,500 per month

Introduction

A large, secure workshop/storage unit for flexible use in a very private location at Lawn Farm. The property is situated alongside other buildings on a secure farmyard. Situated 10-minutes off J17 of the M4 and a 30-minute drive away from the M4/M5 interchange providing excellent transport links to further afield. Located in close proximity to Malmesbury. Viewing is highly recommended.

The property consists of a large concrete frame building measuring approximately 4,273 ft² (397 m²) which is 87.30ft long and 48.94ft wide. It benefits from a 12.2 ft eave height and a 19.8 ft ridge height. The property benefits from a roller shutter door at the front of the building measuring approximately 4.89m in width and 4.12m in height, with pedestrian access also. The flooring is concrete throughout.

Tenure

The property is to be let under the Landlord and Tenant Act 1954. Detailed terms are to be agreed between the parties, but the landlord would be open to agreeing a long-term lease, with rent reviews to be RPI linked. The Landlord and Tenant will each pay 50% of the solicitor's costs for the preparation of the Lease. The Tenant will be expected to take on the property with Internal Repairing Terms plus common contribution, with the rent payable monthly in advance. The Landlord will obtain the appropriate buildings insurance cover which the Tenant will reimburse. Any additional improvements carried out by the Tenant will be at the Tenant's cost. The Landlord will not pay compensation for these improvements at the end of the Tenancy.

Services

Three phase (32 amp) electric is connected to the building. Mains water is connected inside. The Tenant will be responsible for all outgoings.



This unit benefits from good access located at the front of the main farmyard at Lawn Farm. This unit also benefits from its own w/c facilities.

Parking

The Tenant will have the use of the area to the front and western side of the building for parking and unloading.

Business Rates

The Tenant will be responsible for paying the business rates during the tenancy.

Value Added Tax

The building is not registered for VAT and this will not be payable in addition to rent or other charges.

Viewing

Viewing is strictly by appointment through the agents. Please telephone 01793 842055 or email laura@webbpaton.co.uk to make an appointment.

Directions

Please see the detailed plan provided (nearest postcode is SN16 0EP). From J17 of the M4 follow the signs to Cirencester A429. Continue on the A429 for approximately 4.5 miles until you reach a T-junction on the right. Continue down Grange Lane taking the first left immediately onto the private drive signposted Law Farm and keep left.



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Distances Any distances given are approximate. **Plans Areas Schedules** These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the agents and the Landlord is deemed to have satisfied himself as to the description of the property. Any error or mis-statements shall not annul the contract or entitle either party to compensation in respect thereof. **Disputes** Should any dispute arise as to the Boundaries or any point in the general remarks or the particulars, schedule, plan or the interpretation of any of them, the question shall be referred to the arbitration of the agents, whose decision acting as experts shall be final. The tenant shall be deemed to have full knowledge of all the boundaries and neither the Landlord, nor the Landlords agent will be responsible for defining the boundaries or the ownership thereof.

IMPORTANT NOTICE

WebbPaton for themselves and the vendors or lessors of this property whose agents they are give notice that:

- 1) These details are prepared in all good faith to give a fair and overall view of the property, do not form part of an offer or a contract, and must not be relied upon as statements or representations of fact.
- 2) Purchasers must rely on their own enquiries, inspections or otherwise on all matters including planning or other consents.
- 3) The information in these particulars is given without responsibility on the part of WebbPaton or their clients. The Vendors do not make or give and neither the Agents nor any person in the employment of the Agents has any authority to make or give any representations or warranty in relation to this property.
- 4) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which has not been photographed. Boundaries are subject to verification.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order. Purchasers must satisfy themselves by inspection or otherwise.

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