



Warehouse 3, Sherston Mill, Brook Hill, Sherston

Malmesbury, SN16 0NG

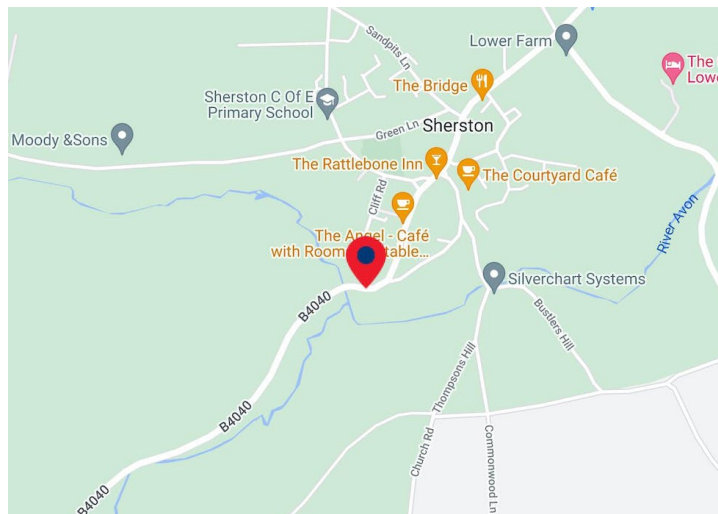
MODERN MANUFACTURING / STORAGE FACILITY

9,418 sq ft
(874.96 sq m)

- SUITABLE FOR MANUFACTURING & STORAGE USES
- ADJOINING OFFICE & WAREHOUSE AVAILABLE
- NEW LEASE AGREEMENT
- COMMERCIAL VEHICLE ACCESS DOOR
- OUTSIDE PARKING & SERVICE YARD AREAS

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Summary

Available Size	9,418 sq ft / 874.96 sq m
Rent	£70,000 per annum
Business Rates	N/A
Service Charge	To be calculated
EPC	Upon Enquiry

Description

Sherston Mill forms a substantial detached manufacturing/storage facility, with ancillary offices. The manufacturing/storage area is arranged in three principal bays.

Warehouse 3 is one of the principal bays on the site and provides an end of terrace, modern, clear span portal frame storage/manufacturing unit.

Access to the unit is gained via a commercial vehicle loading door. The unit benefits from 3 phase electrical power supply together with lighting.

Outside there are parking and service yard areas to the front and rear.

Please note, additional office/storage/manufacturing space is available on the site if needed.

Location

Sherston is well located in North Wiltshire. The village is 24 miles east of Swindon, the principal conurbation in North Wiltshire. Junction 17 of the M4 is 7 miles to the east.

Junction 18 of the M4 is 8 miles to the west, Bath 18 miles to the south, Bristol 34 miles to the west and Cirencester 18 miles to the north.

Sherston Mill holds a prominent location on the western outskirts of Sherston, directly facing the B4040 Luckington Road. The property is within walking distance of Sherston High Street.

what3words

<https://what3words.com/looms.gent.probing>

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse 3	9,418	874.96
Total	9,418	874.96

Viewings

Strictly by prior appointment through the Sole Agents



Paul Whitmarsh MRICS

01793 544832 | 07880 728181

paul@whitmarshlockhart.com

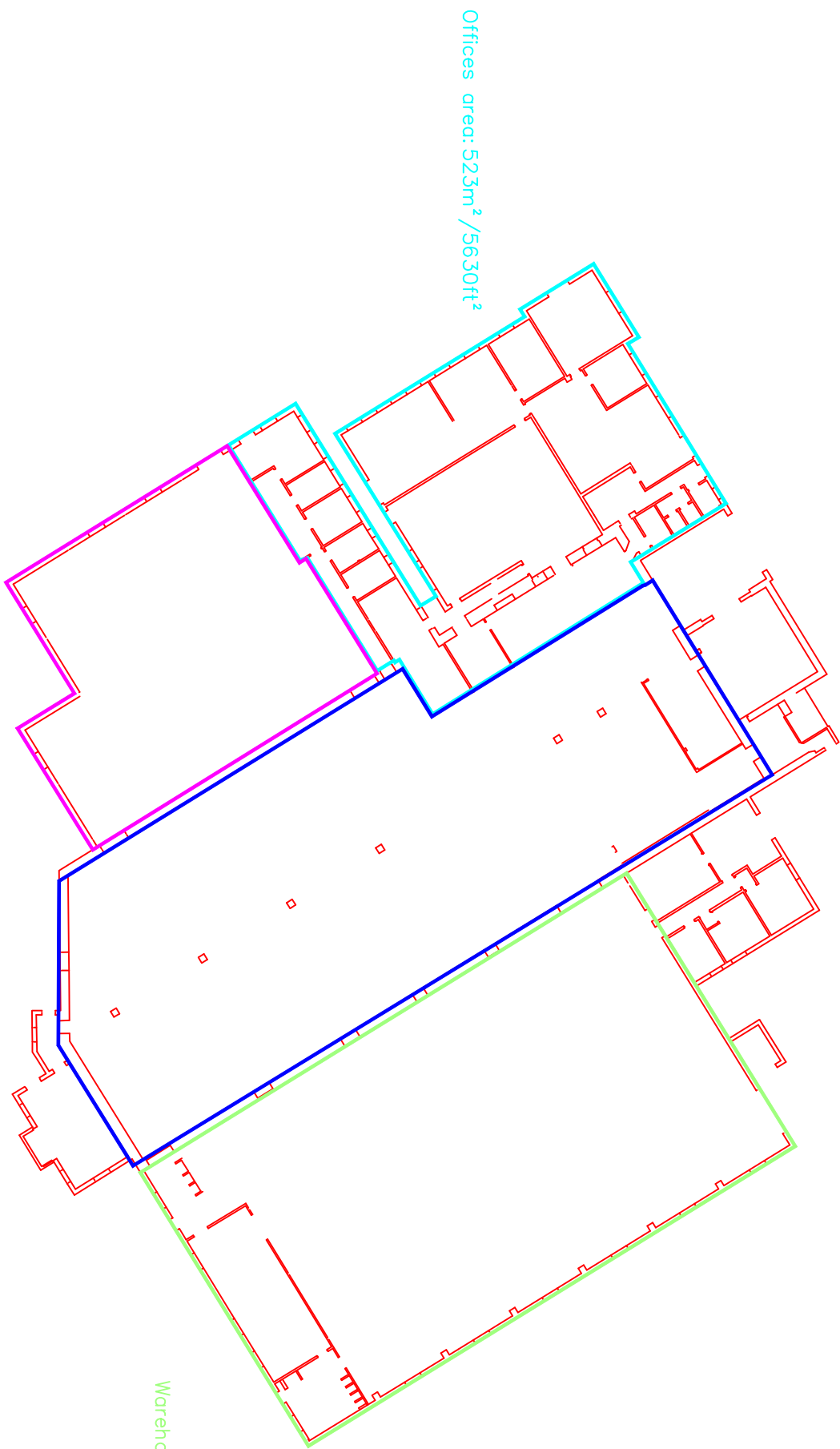


Chris Brooks MRICS

01793 544834 | 07733 114566

chris@whitmarshlockhart.com





Offices area: 523m² / 5630ft²

Warehouse 1 area: 388m² / 4176ft²

Warehouse 2 area: 913m² / 9827ft²

Warehouse 3 area: 875m² / 9418ft²

GROUND FLOOR