



## TO LET

- Secure storage
- Semi-rural location
- M4 Junction 17 – 5 miles
- A429 – 1 mile
- Ample parking
- Rural business park

## Unit 7 & 8

Rodbourne Rail Offices, Malmesbury,  
Wiltshire SN16 0ES

**£20,000 per annum plus VAT**

A twin linked commercial unit available to rent, set on a rural business park with convenient access from A429 outside Malmesbury. The Unit offers storage, office space and ample parking.

## DESCRIPTION

A mixed use commercial unit comprising of 2077ft<sup>2</sup> of internal storage space, set on an established rural business park, in a peaceful location, yet with convenient access to the M4 at Junction 17. The Property is fully insulated with LED lighting throughout. The accommodation comprises of an air conditioned office, meeting room, kitchen and toilet facilities as well as a good amount of storage/workspace.

## LOCATION

The Unit is located on Rodourne Rail Offices business park, which is situated on a quiet rural lane a mile off the A429 between Malmesbury and Corston. The property is convenient for regional and national road networks being just 5 miles from junction 17 of the M4.

## SERVICES

Mains electric, water and private drainage. The Property benefits a lease line broadband connection, the cost of which is apportioned over all users at £100 plus VAT per calendar month, Refuse collection can be offered at £100 plus VAT per calendar month if required.

## TERMS OF TENANCY

The tenancy will be written under the statute of the Landlord and Tenant Act 1954 excluding the renewal provisions contained within s24 to s28 of the same. Ideally the Tenancy term will be for at least 6 years with a rent review on the 3<sup>rd</sup> year. The opportunity of a Break Clause at 3 years can be included, if desired.

The Landlord will be responsible for external repairs and the structural insurance. The Tenant will be responsible for internal repairs and reimbursing the Landlord for their share of the insurance premium cost.

## DEPOSIT

A minimum deposit of 2 months rent will be requested from the Tenant, which will be taken prior to entry. This will be returned minus any appropriate deductions at the cessation of the Tenancy.

## OUTGOINGS

The Tenant will be responsible for all outgoing including but not limited to water, drainage, electric and business rates.

## LOCAL AUTHORITY

Wiltshire Council: Tel: 0300 456 0100

## BUSINESS RATES

The premises currently has a rateable value of £13,000.

## SET UP COSTS

Incoming Tenant will be responsible for paying a contribution of £500.00 plus VAT towards the Landlords legal fees.

## VIEWING

Strictly by appointment with David James

**PLANS AND PARTICULARS** Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for such error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective applicant. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Both plan and particulars are believed to be correct. They do not constitute any part of any offer or contract and any intending applicants must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. All such statements are made without responsibility on the part of David James or the landlord. Applicants must satisfy themselves that they are happy to put forward an offer once they have made their own enquiries as to any planning applications or flight paths and satisfied their personal requirements. David James do not accept any responsibility for act of omission.

**WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC** The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.

