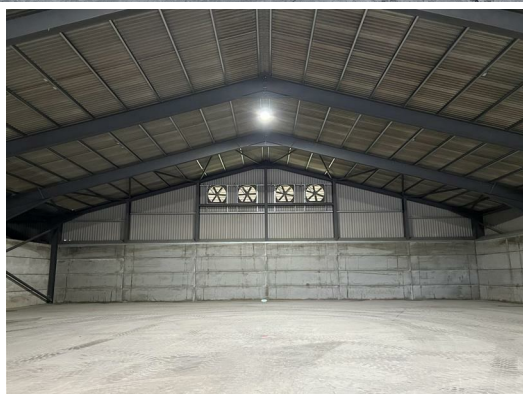




Units A, B, C & D, Keysley Farm, Monkton Deverill, Warminster, Wiltshire BA12 7EY

Four large storage units available to lease long term or short term from £5.50 per sqft
with direct access onto a strategic transport network.

5,800sqft - 114,000sqft Total

- Flexible units from 5,800sqft - 28,500sqft - long or short term lets.
- 3 Phase power supply with 621.02kWp of roof mounted solar
 - Large concrete apron for HGV turning and loading
 - Excellent HGV access directly onto the A303
 - WC and shower facilities
- B8 storage and distribution
- Power floated concrete floors throughout
- Attractive well maintained landscaped grounds
- Key-operated electric roller shutter doors

From £5.50 per sqft

THE PROPERTY

The property comprises four storage units constructed between 2006-2014. The units are built with steel portal frames, prestressed concrete panels, profiled metal cladding and fibre cement pitched roofs. All units are classified as Use Class B8 (storage and distribution).

Set in attractive landscaped grounds, amenities include 3 phase power supply with 621.02 kWp of solar providing electricity to the site, external LED floodlights on photocells and multiple Hi – Bay PIR (Passive Infrared) lighting internally. Externally a large concrete apron for HGV turning and loading purposes. Internal floors are power floated concrete. Key operated electric doors measuring approximately 6.00m wide x 5.35m high. Internal and external CCTV. Wessex high speed fibre internet with WiFi boosters. Each Unit is approx 28,500 sqft and available to lease from £5.50 per sqft. The units are available individually or as a whole and can be further broken down into smaller units of 5,800sqft if required and are available on a long term or short term basis.

LOCATION

Keysley Farm has excellent access from the A303 via a private tarmacked road. The A303 provides access to the A350 junction in less than 1 mile to the east which offers a direct route north to Warminster and then onwards to Junction 17 M4 north of Chippenham and south to Shaftesbury and Blandford Forum.

DIRECTIONS

What3words:///enforced.tame.relief

SERVICES

Mains water and septic tank drainage. 3 Phase power supply. 50 tonne public weighbridge. Wessex Internet Full Fibre 350 internet with WiFi boosters.

SERVICE CHARGE AND INSURANCE

There will be an additional charge to cover items such as external repairs and maintenance, cleaning and maintenance of common areas, roadway and yard repairs, landscaping, management of the estate etc.

The Landlord will insure the buildings and recover a pro rata share of the premises from the tenants.

ENERGY PERFORMANCE CERTIFICATE

Unit C: A+ (-26)

Unit D: A+ (-16)

LOCAL AUTHORITY

Business Rates RV: Contact Agent for further details

CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:-

www.leasingbusinesspremises.co.uk.

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.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.



DorCom/RH/14.07.26



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