



commercial property consultants

**TO LET**

WAREHOUSE, CALLOW PARK, CALLOW HILL,  
BRINKWORTH, CHIPPENHAM SN15 5FD



393 M<sup>2</sup> (4230 FT<sup>2</sup>)  
INDUSTRIAL WAREHOUSE UNIT  
ATTRACTIVE RURAL SETTING, EXCELLENT NATURAL LIGHT  
GENEROUS CAR PARKING

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## LOCATION

Callow Park is set off the B4042 close to the Callow Hill crossroads on Wood Lane. Junction 16 of the M4 is within 5 miles and Swindon town centre within 8 miles.

The towns of Malmesbury and Royal Wootton Bassett provide excellent local amenities and are approximately 15 minutes away by car.

## DESCRIPTION

Callow Park is a high-quality business development which benefits from attractive views of rural Wiltshire. The park is built to a high specification and benefits from excellent natural light.

## ACCOMMODATION

All measurements are approximate and given on a gross internal basis, in accordance with the RICS Code of Measuring Practice.

The Warehouse measured on a G/A basis.

**Total Area**                      **393 m<sup>2</sup>**              **4230 ft<sup>2</sup>**

## TENURE

The unit is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

## BUSINESS RATES

The tenant is to be responsible for the payment of business rates.

## EPC

An Energy Performance Certificate is available upon request.

## LEGAL COSTS

Each party to bear its own legal costs incurred in the transaction.

## VIEWING

Viewing and further information is strictly by prior appointment through the agents.

## FOR FURTHER INFORMATION

Please contact:

Ralph Wells

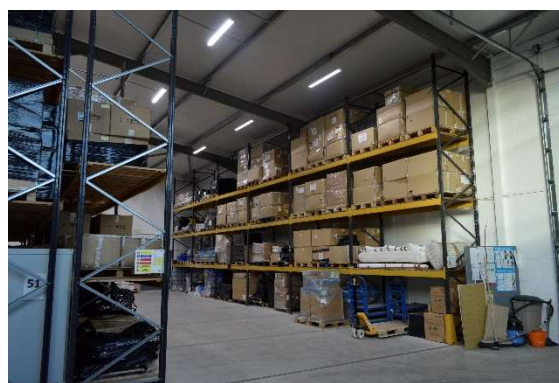
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Or

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**IMPORTANT NOTICE:** These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. All measurements on these details are approximate and cannot be relied upon as statements or representations of fact.

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