Derek Walker
Chartered Surveyors
6 Gay Street Bath BA1 2PH
Telephone (01225) 448944
Fax (01225) 44 89 27
Email info@derekwalker.co.uk

SELF-CONTAINED OPEN PLAN OFFICE / WORKSHOP UNIT

768 SQ FT (71m^2)

WITH 3 PARKING SPACES

9 THE LEY
BOX
WILTSHIRE

- **Detached single storey office building**
- **On a small well-managed village estate**
- **6 miles north-east of central Bath**
- **M4 Junction 17, via Chippenham by-pass, 11 miles**
- **Central heating, kitchen area, excellent daylight**

www.derekwalker.com

These particulars are intended to give a fair description of the property but their accuracy is not guaranteed and they do not form part of an offer or contract.

Box is a large village on the A4 between Bath and Chippenham. The Ley is on the southern edge of Box just off the A365. It is a one-way lane that loops back onto the A4 in the village centre.

The office is the third building on the left. Newly built in 2017 the accommodation measures approx 12.04m x 5.91m internally. At one end is a fitted kitchen area and a WC. Occupiers can also use the well-maintained estate WCs in the adjacent building.

The office has its own gas-fired central heating. The roof and walls are very well insulated and the floor is of 37mm thick quality wood strip.

TERMS

The property is **to let** on a new internal repairing lease for 3 to 6 years, excluding security of tenure. There will be a rent review at the end of the 3rd year if let for longer.

Rent: £8,000 +VAT per annum

In addition the tenant reimburses the landlord's building insurance premium and pays a service charge (approx. £500 pa) to cover maintenance of the estate roads, landscaping and common parts.

BUSINESS RATES

Rates payable in 2020/21 are **£Nil** if these are the tenant's only business premises (or £2145.70 otherwise. Rateable Value is £4,300.)

EPC: energy performance rating is 56 in Band C.

VIEWING

By arrangement with Derek Walker,
Chartered Surveyors. Tel: 01225 448944.
Ref Hugh Warren: hwarren@derekwalker.co.uk

DIRECTIONS

From Bath: take the A4 from the city. On reaching the traffic lights at Box village take the right hand fork (A365 Melksham Road). Turn left into The Ley after 500m. The business estate is at the bottom of the slope on the left.

NOTE: Floor area is measured to "IPMS 3 – Office"
We have not tested equipment or services. Applicants should make their own investigations into working order or suitability. Those wishing to inspect are advised to check availability in advance.
To view our privacy policy please go to www.derekwalker.com

9 The Ley: SN13 8EW