



WILTSHIRE
Calne

FOR SALE / TO LET
NEW INDUSTRIAL / WAREHOUSE / OFFICES
UP TO 40,000 SQ FT (3,716 SQ M)

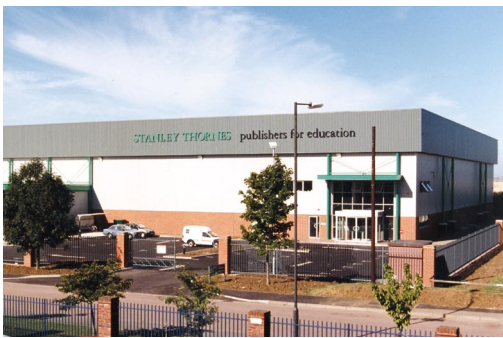


Bespoke Design & Build | Freehold or Leasehold

Ideal For Owner Occupiers | Established Business Location | Adjacent to A3102



**PORTE MARSH
CENTRE**
Calne | Wiltshire



Typical Ashville Projects

LOCATION

Calne is an expanding town and established commercial location, conveniently positioned at the junction of the A4 and A3102 and easily accessible to Chippenham, Swindon and the national motorway network via junctions 16 and 17 of the M4 motorway.

The Porte Marsh Centre is situated at the entrance of the Porte Marsh Industrial Estate, the principal commercial location in Calne.

Existing occupiers on the estate include Deceuninck, The Department for Transport and Volvo.

DESCRIPTION

Planning consent exists for the development of office, industrial & warehouse accommodation on this self contained site the type of which Ashville specialise.

Buildings can be constructed to meet occupiers specific requirements of up to 40,000 sq ft (3,716 sq m) with fast track development permitting new buildings to be completed in the minimum time scale.

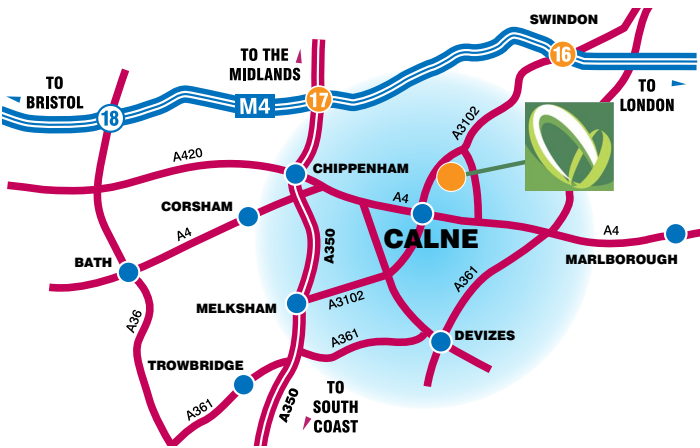
Units can be made available on new leases or for freehold purchase.

KEY FEATURES AT A GLANCE

- High quality development
- Bespoke opportunities available
- Easily accessible and strategic location
- Established business environment
- Freehold or leasehold opportunities available
- Developer with proven track record of 40 years

DISTANCES

Location	DISTANCE
CHIPPENHAM	7 Miles
MELKSHAM	10 Miles
MARLBOROUGH	14 Miles
SWINDON	15 Miles
BATH	20 Miles
TROWBRIDGE	21 Miles



For further information or to discuss your specific requirements please contact the sole agent.

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