



PLANT HIRE / STORAGE / WORKSHOPS

TO LET

1345 sq ft (124.95 sq m)



**14 LYSANDER ROAD
BOWERHILL
MELKSHAM
SN12 6SP**



MELKSHAM
01225 703082
13 High Street
Melksham SN12 6JY

• www.kavanaghs.co.uk •

TROWBRIDGE
01225 341509
63 Fore Street
Trowbridge BA14 8ET





- Location:** Melksham is a West Wiltshire town with a population of approximately 21,000 (2001 census). The town is well located for the nearby centres of Chippenham and Bath and within 9 miles of Junction 17 of the M4 motorway.
- The unit is located on the Bowerhill Industrial Estate to the east of the town. It fronts Lysander Road, the principal thoroughfare.
- Description:** The unit is constructed with park brick elevations and part clad with insulated profile metal sheets under an insulated metal deck roof on a steel portal frame.
- Accommodation:** In accordance with the RICS Code of Measuring Practice (6th edition) the approximate Gross Internal Area is 1345 sq ft (124.95 sq m).
- Terms:** The unit is available on a new full repairing and insuring lease with three yearly rent reviews at a rent of £8,000 per annum. There is a service charge payable for maintenance of common areas.
- Services:** We are advised by the Landlord that mains water, drainage and three phase electricity are connected to the unit. We have not verified the existence nor tested any of the service installations and advise that interested parties make their own enquiries and investigations as to their state and condition.
- Rateable Value:** The rateable value is £7,000. The business rates that you pay will depend upon the individual circumstances of your business. Enquiries should be made to the local billing authority –Wiltshire Council: 0300 456 0100.
- VAT** All prices quoted are exclusive of VAT
- Legal Costs:** Each party to pay their own legal costs.
- Viewing:** Strictly by appointment with the agent:
Contact: Henry King T: 01225 341004 Email: henryking@kavanaghs.co.uk
- Date of particulars:** June 2011

The Code of Practice on commercial leases in England and Wales 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 the website: www.commercialleasecode.co.uk Misrepresentation Act 1967: These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or the contract. Prospective purchasers and tenants should not rely upon the particulars (nor any statement/representation) within as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. Neither we nor any of our employees have any authority to make or give any representation or warranty about any property. Property Misdescriptions Act 1991: These details were prepared on the date stated above and are subject to future amendment. The detection and management of asbestos and asbestos related compounds is beyond the scope of our expertise and does not form part of the services that we have agreed to provide in respect of the property. We strongly recommend that you obtain advice from specialist environmental consultants in respect of asbestos related issues. 5839



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Energy Performance Certificate Non-Domestic Building



Universal Tool Hire
Unit 14, Lysander Road
Bowerhill
MELKSHAM
SN12 6SP

Certificate Reference Number:
9900-9972-0389-8920-8060

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G over 150

◀ 128 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Oil
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	130
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	80.78

Benchmarks

Buildings similar to this one could have ratings as follows:

42 If newly built

111 If typical of the existing stock



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