



BUSINESS UNIT
3,372 sq ft (313.25 sq m)
TO LET



2 LANCASTER HOUSE
LANCASTER PARK
MELKSHAM
SN12 6TT



01225 703082
13 High Street, Melksham, Wiltshire. SN12 6JY
www.kavanaghs.co.uk



2 Lancaster House Lancaster Park Melksham SN12 6TT

- 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 forms part of the Lancaster Park development on the left hand side of Lancaster Road as you enter the Bowerhill Estate. It is located half way down Lancaster Park on the right hand side adjoining Rigg Construction.
- Description:** The unit is mid-terraced constructed with brick elevations and double glazed windows to front and rear. Internally it has a suspended ceiling with cat II lighting. It is 9' 10' (3m) floor to ceiling. It has a predominantly vinyl tiled floor and has plastered walls. Within the unit there is an enclosed glazed atrium which provides natural light and additional usable space. There is a loading door to the front which is 7' 10 wide by 9' 2 high (2.4m x 2.8m). There are 9 allocated parking spaces.
- Accommodation:** In accordance with the RICS Code of Measuring Practice (6th edition) the approximate Gross Internal Area, excluding the atrium, is 3,372sq ft (313.25 sq m),
- Terms:** The unit is available on a new effective full repairing and insuring lease with three yearly rent reviews at a rental of £15,000 per annum. There is a service charge payable for business rates, utilities, building insurance and maintenance of common areas. Details available on request.
- Services:** We are advised by the Landlord that mains water, drainage and single 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.
- VAT** All figures quoted are exclusive of VAT
- Legal Costs:** Each party to pay their own legal costs.
- Viewing:** Strictly by appointment with the agent:
Kavanaghs, 13 High Street, Melksham, Wiltshire, SN12 6JY.
Contact: Stella Hicks
Telephone: 01225 703082
Email: stellahicks@kavanaghs.co.uk
- Date of particulars:** March 2010

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.