

KAVANAGHS

WORKSHOP/STORAGE

442 sq ft (41.06 sq m)

ADJOINING OFFICE ALSO AVAILABLE

163 sq ft (15.1 sq m)



2/3, 14 ENTERPRISE CENTRE

BOWERHILL

SN12 6SP



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



2/3, 14 Enterprise Centre, Lysander Road, Bowerhill, Melksham, Wiltshire, SN12 6SP

Location: Melksham is located in West Wiltshire and has 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 property is located on the Enterprise Centre off Lysander Road on the Bowerhill Industrial Estate which is the major commercial area of Melksham. It is approximately 2 miles to the south east of the town centre with easy access onto the A350 trunk road and the A365 Devizes to Bath Road.

Description: The workshop/storage accommodation has the benefit of two loading doors opening onto the service yard. There is a single W.C. to the rear and the accommodation is self contained.

Accommodation: In accordance with the RICS Code of Measuring Practice (6th edition) the approximate Gross Internal Area is:
Ground Floor: 442 sq ft 41.06 sq m

Services: We are advised that mains water, electricity and drainage are connected to the unit. We have not verified the existence or tested any of the service installations and advise that interested parties make their own enquiries/ investigations as to their state and condition.

Terms: The unit is available on flexible terms at an all inclusive rental of £5,500 per annum. The tenant's right to security of tenure under the Landlord and Tenant Act 1954 will be excluded.

Rateable Value: The rental will be inclusive of business rates.

Legal Costs: The ingoing tenant to be responsible for the landlord's reasonable legal costs. A deposit may also be required.

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: 16 December 2009

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.