

KAVANAGHS

WORKSHOP/WAREHOUSING
1,148 sq ft (106.6 sq m)
TO LET



3 FARADAY PARK
BOWERHILL INDUSTRIAL ESTATE
MELKSHAM
SN12 6TR



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



United Registrar of Systems Cert No. 1256

Unit 3 Faraday Park, Bowerhill Industrial Estate, Melksham. SN12 6TR

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 right hand side of Pegasus Way just off Lysander Road on the Bowerhill Industrial Estate which is the principal industrial area of the town.

Description: The unit is semi-detached, constructed on a steel frame with brickwork and clad walls under a pitched metal deck roof with roof lights. The roller shutter door is operated mechanically and is approximately 3.8m high x 3.8m wide (12'6" x 12'6")

Internally there is an office and two W.C.s. There is a concreted service yard and car parking area to the front of the building.

Accommodation: In accordance with the RICS Code of Measuring Practice (6th edition) the approximate Gross Internal Area is:

Floor Areas:

Gross Internal depth:	12.1 m	39'7"
Gross Internal width:	8.8 m	29'0"
Gross Internal area:	106.6 sq m	1,148 sq ft

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

Terms: The unit is available on a new fully insuring and repairing lease with three yearly rent reviews at a rent of £6,300 per annum. There is a service charge payable for the maintenance of the common areas.

Rateable Value: To be reassessed. The business rates that you pay will depend upon the individual circumstances of your business. We advise that potential occupiers make enquiries to the Local Billing Authority: Wiltshire Council: 0300 456 0100.

VAT: All figures quoted are exclusive of VAT (Finance Act 1989).

Legal Costs/ Deposit: Each party to pay their own legal costs. A deposit (amount to be agreed) 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: 8 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.