

# KAVANAGHS

**TO LET**  
**WORKSHOPS/STORAGE**  
**1,690 sq ft (157 sq m)**  
**FIRST FLOOR OFFICE**  
**877 sq ft (90.7) sq m**



**3C MOON INDUSTRIAL ESTATE**

**BEECH ROAD**

**BOX**

**SN13 8HF**



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



### Unit 3c The Moon Industrial Estate, Beech Road, Box, Wiltshire

**Location:** The property is located on the Moon Industrial Estate on the outskirts of Box approximately 2 miles from Corsham. Beech Road is just off the A4 which gives direct access to Bath and Chippenham and the M4.

**Description:** The unit is at ground level, with timber doors, separate pedestrian access, toilet facilities and four allocated parking spaces.

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

<b>Floor Areas:</b>	<b>Sq m</b>	<b>Sq ft</b>
Ground floor workshop	157	1,690
First floor office	90.7	877

The workshop/storage may be available separately.

**Services:** We are advised that the Property has mains electricity (three phase), gas fired central heating, 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/investigations as to their state and condition.

**Terms:** The unit is available on a new flexible lease, at a rent of £9,500 per annum. The rent may change if the unit is let separately.

**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:** The in-going tenant to be responsible for the landlord's reasonable legal costs. A non-refundable deposit of £500 plus VAT will be payable prior to instructing solicitors.

**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:** 5 November 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](http://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.