

KAVANAGHS

WORKSHOP WITH YARD

2,930 SQ FT/272.2 SQ M

TO LET



45 LANCASTER ROAD

MELKSHAM

01225 703082

13 High Street, Melksham, Wiltshire. SN12 6JY

www.kavanaghs.co.uk



45 LANCASTER ROAD, BOWERHILL, MELKSHAM

- Location:** Melksham is a busy West Wiltshire town with a population of approximately 21,000. The town is well located for the nearby centres of Chippenham (7 miles), Trowbridge (6 miles) and Bath (12 miles) and within 9 miles of junction 17 of the M4 motorway.
- The unit is located on the Bowerhill Industrial Estate which is the principal Industrial area of the town just off the Devizes road and provides easy access to the A350.
- Description:** The property consists of a detached industrial building constructed on a steel frame with a pitched roof with brick elevations to the front. The unit measures approximately 8'3" (2.5m) to the eaves. There are offices and W.C. facilities to the front of the unit. There is an oil fired heater within the front workshop. There is car parking and access to the side and an enclosed yard to the rear.
- Accommodation:** In accordance with the RICS Code of Measuring Practice (6th edition) the approximate Gross internal floor area: 2,930 sq ft 272.2 sq m
- Services:** We are advised that the Property has mains water, drainage and electricity. We have not verified the existence or tested any of the services installations and advise that interested parties make their own enquiries/investigations as to their state and condition.
- Business Rates:** Subject to reassessment. The business rates that you pay will depend upon the individual circumstances of your business. We advise that potential occupiers make enquiries with the local billing authority: Wiltshire Council 0300 456 0100.
- Planning:** We understand that the unit benefits from B1 and B2 planning permission.
- Terms/Tenure:** The unit is available on a new three year full repairing and insuring lease at a rental of £15,000 per annum.
- Legal Costs/Deposit:** The ingoing tenant to be responsible for the landlord's reasonable legal costs. A non-refundable deposit of £600 plus VAT is payable prior to instructing solicitors.
- VAT:** All figures quoted are exclusive of VAT where appropriate.
- Viewing:** **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:** February 2010

The Code of Practice on commercial leases in England and Wales recommends you seek professional advice from a qualified Surveyor, Solicitor, or Licenced 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 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.

