

# KAVANAGHS

**Bulky Goods Retail Warehouse**

**TO LET**



**5 LANCASTER PARK**

**BOWERHILL**

**MELKSHAM**

**SN12 6TT**

**13 High Street, Melksham, Wiltshire. SN12 6JY**

**01225 706860**

[www.kavanaghs.co.uk](http://www.kavanaghs.co.uk)



United Registrar of Systems Cert No. 1256

## 5 Lancaster Park, Bowerhill, Melksham. SN12 6TT

**Location:** Melksham is a West Wiltshire town with a population of approximately 21,000 people. The town is well located for the centres of Chippenham, Trowbridge and Bath and within 9 miles of junction 18 of the M4 motorway. The property is situated on Lancaster Park just off Lancaster Road which is the first development on the left hand side on entering the Bowerhill Industrial Estate.

**Description:** The property consists of a purpose built workshop unit constructed of brick under a pitched insulated metal roof with a loading door 9ft wide x 10ft high (2.74m x3.04m) to the front and offices store, kitchen and W.C. to the rear. The building measures 11ft 5 to the eaves (3.5m) and has 12 parking spaces to the front in addition to the loading area. We understand from the Landlord that the building has planning permission for A1 bulky goods retail or the existing use of B2 & B1 light industrial/office use.

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

Warehouse	2,378 sq ft	220.6 sq m
Office	284 sq ft	26.4 sq m
Store:	107 sq ft	9.9 sq m

**Total Gross Internal Area** **3,170 sq ft** **294.5 sq m**

**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/ investigations as to their state and condition.

**Terms:** The accommodation is available on a new full repairing and insuring lease at a rent of £16,000 per annum, exclusive of business rates. There is a service charge covering maintenance and landscaping of the estate.

**Rateable Value:** The Rateable Value is £13,750 until 1 April 2010 and the draft Rateable Value will be £14,750 from 1 April 2010. 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.

**VAT:** All figures quoted are exclusive of VAT (Finance Act 1998).

**Legal Costs/deposit:** Each party to pay their own legal costs.

**Viewing:** By appointment with the sole agents: Kavanaghs, 13 High Street, Melksham, Wiltshire.  
Contact: Stella Hicks  
Telephone: 01225 703082  
Email: [stellahicks@kavanaghs.co.uk](mailto:stellahicks@kavanaghs.co.uk)

**Date of particulars:** November 2009  
4240

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.