



STORAGE/WORKSHOPS/OFFICES

TO LET

1231 sq ft (114.4 sq m)



UNIT 1, THE MIDLANDS

HOLT

WILTSHIRE

BA14 6RU



MELKSHAM
01225 703082
13 High Street
Melksham SN12 6JY

• www.kavanaghs.co.uk •

TROWBRIDGE
01225 341509
63 Fore Street
Trowbridge BA14 8ET





Location:	The Midlands Industrial Estate is situated in Holt approximately 2 miles from Trowbridge, 3 miles from Melksham and 10 miles from Chippenham (M4 and main line station).		
Description:	A modern steel framed light industrial building with reconstituted stone faced concrete block elevations. It has a PVC steel profile roof and upper elevations with an eaves height of approximately 12' (3.66m). To the front of the unit there is a purpose built office, lobby and male and female wc's. There is an enclosed yard area to the side of the building off a second loading door.		
Accommodation:	In accordance with the RICS Code of Measuring Practice (6 th edition) the approximate Gross Internal Area is		
	Workshop:	970 sq ft	90.1 sq m
	Office/lobby/wcs:	261 sq ft	24.2 sq m
	Total Ground Floor Area:	1,231 sq ft	114.4 sq m
Terms:	The unit is available on a new full repairing and insuring lease with three yearly The unit is available on a new rent reviews at a commencing rental of £7,500 per annum plus VAT.		
Services:	We are advised by the Landlord that mains drainage, electricity, gas and water are connected. We have not verified the existence nor tested any of the service installations and advise that interested parties make their own enquiries and investigations as to their state and condition.		
Rateable Value:	The property has a rateable value of £5,700. The business rates that you pay will depend upon the individual circumstances of your business. Enquiries should be made to the local billing authority –Wiltshire Council: 0300 456 0100.		
VAT	All prices quoted are exclusive of VAT		
Legal Costs:	The ingoing tenant is to be responsible for the landlord's reasonable legal costs.		
Viewing:	Strictly by appointment with the agent:		
	Contact:	Henry King T: 01225 341004 Email: henryking@kavanaghs.co.uk	
Date of particulars:	May 11		

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.

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