

KAVANAGHS

Residential & Commercial Chartered Surveyors



HIGH SPECIFICATION BUSINESS UNIT TO LET



**UNIT 1, VENTURE HOUSE
LINCOLN INDUSTRIAL ESTATE, AVRO WAY
BOWERHILL, MELKSHAM SN12 6TP**



MELKSHAM
01225 703082
13 High Street
Melksham SN12 6JY

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01225 341508
63 Fore Street
Trowbridge BA14 8ET





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 and Bath and within 9 miles of junction 17 of the M4 motorway. Avro Way is the first left off Lysander Road and the Lincoln Industrial Estate is reached via the right turn at the end of Avro Way and is found on the right hand side.

Description: The building is constructed to a high specification with predominantly brick and part clad elevations with windows at ground and first floor on three sides of the building. At ground floor there are two offices in addition to the full height work shop/store with an additional store/inner office to the rear. There is a disabled toilet at ground floor and male and female toilets at first floor. In addition at first floor there is a kitchenette area and three additional offices. The office accommodation is fully carpeted and has Cat II lighting and electric heating throughout.

The workshop/store has an up and over door 9'9 x 11' (3m x 3.36m) to the front. There is in addition to the service access area parking for seven vehicles.

Accommodation:	Gross internal ground floor area:	1,019 sq ft	94.65 sq m
	Net first floor area:	527 sq ft	48.93 sq m
	Total	1546 sq ft	143.58 sq m

Services: The property is connected to three phase electricity, mains drainage and water. 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: £7,900. The business rates that you pay will depend upon the individual circumstances of your business. Enquiries should be made to the local charging authority Wiltshire Council : 0300 456 0100.

Terms: The building is available on a new full repairing and insuring lease for a term of years to be agreed with three yearly rent reviews at a commencing rental of £10,000 per annum plus VAT.

Legal Costs: The ingoing tenant to be responsible for the landlord's reasonable legal costs.

Viewing: **Strictly by appointment with the landlords agents:**
Henry King at Kavanaghs:
01225 341004 or email henryking@kavanaghs.co.uk

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. 5631