



WORKSHOP UNIT

TO LET

1050 sq ft (97.5 sq m)



UNIT 11, BROAD LANE FARM

SELLS GREEN

NR MELKSHAM

SN12 6RJ



MELKSHAM
01225 703082
13 High Street
Melksham SN12 6JY

• www.kavanaghs.co.uk •

TROWBRIDGE
01225 341509
63 Fore Street
Trowbridge BA14 8ET





- Location:** Broad Lane farm is located on the A365 approximately 2.5 miles from Melksham and 3 miles from Devizes. The Kennet & Avon Canal runs close to the farm.
- Description:** Melksham is a West Wiltshire town with a population of approximately 21,000 (2001 census). The town is well located for the nearby centres of Chippenham and Bath and within 9 miles of Junction 17 of the M4 motorway.
- Description:** The unit is of single skin construction under a pitched roof with eaves height of 14' and has shared use of communal toilet facilities. The unit has three phase electricity.
- Accommodation:** In accordance with the RICS Code of Measuring Practice (6th edition):-
Approximate Gross Internal Area is 1050 sq ft (97.5 sq m).
- Terms:** The property is available on a new flexible lease.
- Rental:** £6,300 per annum exclusive of rates.
- Services:** We are advised by the Landlord that mains water, drainage and three phase electricity are connected to the unit. 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:** To be re-assessed. We are advised that at present no rates are payable.
- VAT** All figures are quoted exclusive of VAT (Finance Act 1989). The Landlord informs us that presently VAT is not charged.
- Legal Costs:** A contribution towards the landlord's legal costs of £200 to be paid.
- Viewing:** Strictly by appointment with the agent:
Contact: Toby Adams T: 01225 703082 Email: henryking@kavanaghs.co.uk

Date of particulars: December 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. 5933



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