

KAVANAGHS

**INDUSTRIAL UNIT
3,410 sq ft (317 sq m)
TO LET**



**UNIT 28/29
HAMPTON PARK
MELKSHAM
WILTSHIRE
SN12 6EZ**



01225 703082
13 High Street, Melksham, Wiltshire. SN12 6JY
www.kavanaghs.co.uk



Unit 28/29 Hampton Park, Semington Road, Melksham, Wiltshire, SN12 6NB

- Location:** The Evans Business Centre is a new development providing office and industrial accommodation for a variety of users on a prominent site fronting the Semington Road.
- It is located south of Melksham, a west Wiltshire town with a population of approximately 21,000 (2001 census). The Evans Business Centre can be accessed from the A350 which provides access to Chippenham (7 miles), Junction 17 of the M4 (9 miles) Bath (12 miles) and Trowbridge (6 miles) and the A303. Nearby occupiers include G Plan, Avon Rubber, Wiltshire Constabulary and Cooper Avon Tyres.
- Description:** In accordance with the RICS Code of Measuring Practice (6th edition) the Gross Internal Area is 3,410 sq ft (317 sq m). All Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential tenants should satisfy themselves as to the validity of figures given.
- Key features of the unit:**
- 24 Hour access;
 - Electric sectional up and over loading doors and personnel doors;
 - Three phase electricity to the board;
 - Single phase electric distributed around the unit;
 - Concrete floors;
 - Lighting – strip lights;
 - Kitchenette and Disabled WC facilities;
 - On site car parking;
 - Telephone and broadband (category 5 digital network) connections available.
 - Minimum eaves height 3.6m (11.80 ft) rising to 4.9m (16.07 ft)
 - On site shower;
- For information regarding: telecoms or broadband queries please contact:** Samantha Smith or Rob Catton on 0113 2231242 or e mail businessservices@evanseasyspace.com
- Services:** We are advised that the Property has mains electricity, water and drainage. We have not verified the existence nor tested any of the service installations and advise that interested parties make their own enquiries/investigations as to their state and condition.
- Terms:** The rent is £17,400 per annum (£1,450 pcm) exclusive of VAT, which includes the landlord's standard form of agreement fee, buildings insurance and service charge. The units are available on the landlord's standard form of agreement (available upon request). The term is by negotiation and the tenant may give two calendar months notice.
- Rateable Value** The Rateable Value is £20,750. The Uniform Business Rate for 2010/11 is 41.4. We advise that potential occupiers make enquires to the Local Billing Authority: Wiltshire Council: 01249 706366. Please use the postcode SN12 6LH when speaking to the Local Billing Authority.
- Legal Costs:** The landlord provides a standard agreement therefore each party is responsible for their own legal costs.
- VAT:** VAT is applicable.
- Viewing:** Strictly by appointment with the agent: **Kavanaghs**, 13 High Street, Melksham, SN12 6JY.
Contact: Stella Hicks
Telephone: 01225 703082
Email: stellahicks@kavanaghs.co.uk
- Date of particulars:** February 2010

Internal photograph of unit 28/29



To move in Evans Easy Space require the following:

- Signed licence agreement along with completed direct debit form (attached to the licence);
- A deposit of two and a half months rent (there is no VAT on the deposit), please refer to the licence agreement given on site as to the terms of Evans Easy Space holding and returning the deposit);
- Two forms of proof of identification;
- A cheque for the first months rent.

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.