



WORKSHOPS/STORAGE/OFFICES

TO LET



**UNIT 4C,
BROAD LANE FARM
SEEND
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:** The building has been recently refurbished and provides accommodation for workshop or storage at ground floor with a loading door (7' 6" wide x 7' 10" high 2.3 m x 2.4m) opening onto the service yard area. There are toilet facilities at the ground floor in the lobby area. The first floor is reached via an independent staircase which provides attractive, well lit office accommodation.
- The ground and first floor may be let separately.
- Accommodation:** The building has been measured in accordance with the RICS Code of Measuring Practice (6th edition).
- | | | |
|-----------------------------------|-----------|-------------|
| Gross internal ground floor area: | 730 sq ft | (67.8 sq m) |
| Net first floor area: | 350 sq ft | (32.5 sq m) |
- Terms:** The property is available on a new flexible lease at £10,000 per annum.
- Services:** 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.
- Rateable Value:** The property has a rateable value of £2200. The business rates that you pay will depend upon the individual circumstances of your business. If the tenant benefits from the small business discount then the rates payable will be circa £450 per annum. Enquiries should be made direct to the local charging authority: Wiltshire Council 0300 456 0100.
- 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 landlords legal cost of £200 to be paid.
- Viewing:** Strictly by appointment with the agent.
Contact: Toby Adams T: 01225 703082 Email: tobyadams@kavanaghs.co.uk
- Date of particulars:** December 2011

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. 6038



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