



## MODERN BUSINESS UNIT TO LET (MAY SELL)

**2647 SQ FT (245.9 SQ M)**



**UNIT C1, THE ASHVILLE CENTRE  
HAMPTON PARK WEST  
MELKSHAM  
WILTSHIRE  
SN12 6ZE**



MELKSHAM  
01225 703082  
13 High Street  
Melksham SN12 6JY

• [www.kavanaghs.co.uk](http://www.kavanaghs.co.uk) •

TROWBRIDGE  
01225 341509  
63 Fore Street  
Trowbridge BA14 8ET





**Location:** Melksham is an expanding West Wiltshire town with a population of approximately 22,000 people. Local occupiers include G Plan, Avon Polymer Products, Wiltshire Constabulary, Knorr-Bremse, Cooper Tires and Cereal Partners.

The Ashville Centre is a new development of industrial / storage / office units constructed on Hampton Park West which has direct access to the A350. The development was built in 3 blocks and Unit C1 is an end of terrace unit on the northern part of the site.

**Description:** It is constructed to a high quality specification with brick elevations to 2 metres and insulated cladding up to 6 metres eaves under an insulated metal decked roof incorporating roof lights. There are windows to both the front and rear elevations at ground and first floor. The unit has a sectional up and over loading door 4.5m high x 3.5 m wide (14'8 x 11'6).

Internally at ground floor level there is a DDA compliant WC and it benefits from an alarm system and sodium lights. The substantial mezzanine has been divided into two separate areas. It has plastered walls, carpeting, CAT 2 lighting, perimeter trunking and the first floor is air conditioned. There is a security alarm system covering the whole of the building.

**Accommodation:** The areas have been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> edition)

Gross Internal Ground Floor:	1731 sq ft	160.8 sq m
Gross Internal Mezzanine Area:	916 sq ft	85.1 sq m

<b>Total:</b>	<b>2647 sq ft</b>	<b>245.9 sq m</b>
---------------	-------------------	-------------------

**Terms:** The unit is available on a new flexible full repairing and insuring lease for a term of years to be agreed with 3 yearly rent reviews at a commencing rental of £14,000 per annum. The tenant's right to renew under the Landlord and Tenant Act 1954 will be excluded.

**Sale Price:** Price on Application

**Services:** The property is connected to three phase electricity, mains drainage, water and gas to a meter. 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:** £14,250. 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:** Each party is responsible for their own legal costs.

**Viewing:** Strictly by appointment with the Landlords agents:

**Contact: Henry King @ Kavanaghs T: 01225 341004**

**Email: [henryking@kavanaghs.co.uk](mailto:henryking@kavanaghs.co.uk) or**

**Alison Williams @ Alder King T: 01793 428102**

**Email: [AWILLIAMS@alderking.com](mailto:AWILLIAMS@alderking.com)**

**Date of particulars:** April 2012



**MELKSHAM**  
01225 703082  
13 High Street  
Melksham SN12 6JY

• [www.kavanaghs.co.uk](http://www.kavanaghs.co.uk) •

**TROWBRIDGE**

01225 341509

63 Fore Street

Trowbridge BA14 8ET





**MELKSHAM**  
01225 703082  
13 High Street  
Melksham SN12 6JY

• [www.kavanaghs.co.uk](http://www.kavanaghs.co.uk) •

**TROWBRIDGE**  
01225 341509  
63 Fore Street  
Trowbridge BA14 8ET





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](http://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.

5712



**MELKSHAM**  
01225 703082  
13 High Street  
Melksham SN12 6JY

• [www.kavanaghs.co.uk](http://www.kavanaghs.co.uk) •

**TROWBRIDGE**  
01225 341509  
63 Fore Street  
Trowbridge BA14 8ET





## Energy Performance Certificate Non-Domestic Building



C1 Ashville Centre  
Commerce Way  
MELKSHAM  
SN12 6ZE

Certificate Reference Number:  
0690-0939-1489-2398-6002

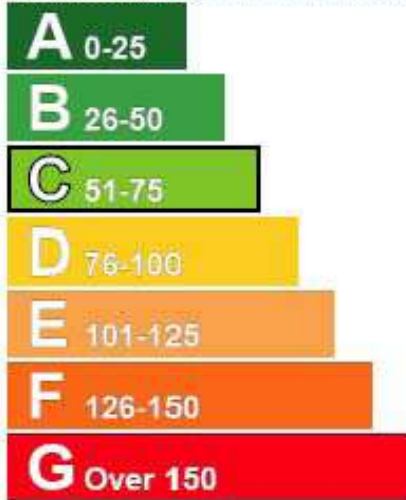
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions



66 This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	247
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	37.91

### Benchmarks

Buildings similar to this one could have ratings as follows:

29	If newly built
78	If typical of the existing stock