



## INDUSTRIAL UNIT

### TO LET

**4000 sq ft (371.6 sq m)**



**UNITS 19/20 THE MIDLANDS INDUSTRIAL ESTATE  
HOLT  
NR TROWBRIDGE  
BA14 6RU**



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:** The Midlands Industrial Estate is situated in Holt, approximately 2 miles from Trowbridge, 3 Miles from Melksham and 10 miles from Chippenham (M4 and Mainline train station)
- Description:** The unit is constructed on a steel frame with reconstituted stone faced concrete block elevations. There is a w/c and office. There are double skin roof lights and two loading doors.
- Accommodation:** In accordance with the RICS Code of Measuring Practice (6<sup>th</sup> edition) the approximate Gross Internal Area is 4000 sq ft (371.6 sq m).
- Terms:** The unit is available on a new effective full repairing and insuring lease for a term to be agreed.
- Services:** We are advised by the landlord that the property is connected to mains water, drainage and three phase electricity. 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:** To be re-assessed. 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:** The ingoing tenant to be responsible for the landlord's reasonable legal costs.
- Viewing:** Strictly by appointment with the agent:  
**Contact: Henry King T: 01225 341004 Email: henryking@kavanaghs.co.uk**
- Date of particulars:** May 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](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.

5532



**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

