



FIRST AND SECOND FLOOR OFFICE UNITS

TO LET

337 sq ft (31.32 sq m) TO 669sq ft (66.2 sq m)



11A CHURCH STREET

MELKSHAM

WILTSHIRE

SN12 6LS



MELKSHAM
01225 703082
13 High Street
Melksham SN12 6JY

• www.kavanaghs.co.uk •

TROWBRIDGE
01225 341509
63 Fore Street
Trowbridge BA14 8ET





- Location:** Melksham is located in West Wiltshire and has a population of approximately 21,000 (2001 census). The town is well located for the Georgian city of Bath within 9 miles of junction 17 of the M4 motorway. The property is located in Church Street, the principal thoroughfare to the Post Office and the central car park
- Description:** The property provides office accommodation with a ground floor entrance hall. There is a kitchen on the first floor and communal toilet facilities on the ground and first and second floors. Access is provided from the parking area to the side of the building. There is Virgin Media, Cable and Broadband available in the building
- Accommodation:** In accordance with the RICS Code of Measuring Practice (6th edition) the approximate Net Internal Area and rent is outlined below:
- | | | | |
|-------------------------|-----------|------------|------------------|
| Office 3(first floor): | 337 sq ft | 31.32 sq m | £2,700 per annum |
| Office 5(first floor): | 584 sq ft | 54.25 sq m | £4,700 per annum |
| Office 7(second floor): | 669 sq ft | 62.2 sq m | £5,750 per annum |
| Plus office 7 store: | 241 sq ft | 22.43 sq m | |
- Terms:** The offices are available on effective full repairing and insuring leases with three yearly rent reviews. There is a service charge levied to cover the maintenance of the building and common parts and provision of common facilities.
- Services:** We are advised that mains electricity, water, drainage and gas are connected to the property. 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 advised. The business rates that you pay will depend upon the individual circumstances of your business. Applicants should make their own enquiries of the charging authority Wiltshire Council. Tel: 03004560100
- VAT** All prices quoted are exclusive of VAT
- Legal Costs:** On agreement of terms, the tenant will pay a non returnable deposit of £500 as a contribution towards the landlord's legal costs. This will be offset against the first quarter's rental following completion of the lease.
- Viewing:** Strictly by appointment with the agent:
Contact: Henry King T: 01225 341004 Email: henryking@kavanaghs.co.uk
- Date of particulars:** November 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.



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