



OFFICES TO LET

577 sq ft (53.6 sq m)



UNIT 5, 14 THE ENTERPRISE CENTRE

BOWERHILL

MELKSHAM SN12 6TT



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 a busy West Wiltshire town with a population of approximately 21,000 people. The town is well located for the centres of Chippenham, Trowbridge and Bath and within 9 miles of junction 18 of the M4 motorway. The property is located on the Enterprise Centre which is off of Lysander Road at the far end of the Bowerhill Industrial Estate.
- Description:** The accommodation consists of three offices at first floor with a kitchen and male and female toilet facilities. There are three allocated parking spaces.
- Accommodation:** In accordance with the RICS Code of Measuring Practice (6th edition) the approximate Net Internal Area is:
- Total net internal area: 577 sq ft (53.6 sq m)
- Terms:** The unit is available on a new effective full repairing and insuring lease with three yearly rent reviews at a rent of £4000 per annum. There is a service charge covering maintenance of common parts, buildings insurance and water rates.
- Services:** We are advised by the Landlord that mains water, drainage and electricity are connected to the unit. We have not verified the existence nor tested any of the service installations and advise that interested parties make their own enquiries and investigations as to their state and condition.
- Rateable Value:** To be reassessed. 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 4560100
- 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:** October 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.

5951



MELKSHAM
01225 703082
13 High Street
Melksham SN12 6JY

• www.kavanaghs.co.uk •

TROWBRIDGE
01225 341509
63 Fore Street
Trowbridge BA14 8ET





Energy Performance Certificate Non-Domestic Building



UNIT 5
14 Enterprise Centre
Lysander Road
Bowerhill
MELKSHAM
SN12 6SP

Certificate Reference Number:
9929-3050-0490-0292-5525

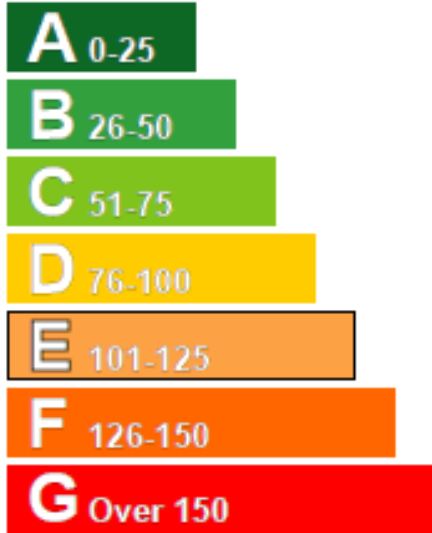
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for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

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions



◀ 110 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	75
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	108.39

Benchmarks

Buildings similar to this one could have ratings as follows:

32	If newly built
85	If typical of the existing stock



MELKSHAM
01225 703082
13 High Street
Melksham SN12 6JY

• www.kavanaghs.co.uk •

TROWBRIDGE
01225 341509
63 Fore Street
Trowbridge BA14 8ET

