



DETACHED OFFICE BUILDING WITH PARKING

TO LET

1966 sq ft (182.6 sq m)



5 SPA ROAD

MELKSHAM

WILTSHIRE

SN12 7NP



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 an expanding West Wiltshire town with a population of in excess of 21,000 (2001 census). The town is well located for the nearby centres of Chippenham and Bath and within 9 miles of Junction 17 of the M4 motorway. The main arterial route the A350 is within one mile.	
Description:	The property is two storey with a modern extension to the rear together with a separate detached two storey office barn conversion. There are male and female WCs and kitchen facilities in the main building. There is a substantial area of car parking to the front and rear of the property.	
Accommodation:	In accordance with the RICS Code of Measuring Practice (6 th edition) the property has the following net internal floor areas:-	
	Main Building:	
	Ground Floor:	
	Office 1:	114 sq ft 10.6 sq m
	Office 2:	258 sq ft 24.0 sq m
	Office 3:	197 sq ft 18.3 sq m
	Office 4:	224 sq ft 20.8 sq m
	Office 5:	73 sq ft 6.8 sq m
	Office 6:	116 sq ft 10.8 sq m
	Office 7:	122 sq ft 11.3 sq m
	Office 8:	78 sq ft 7.2 sq m
	First Floor:	
	Office 9:	286 sq ft 26.6 sq m
	Office 10:	195 sq ft 18.1 sq m
	Barn Conversion (ground floor):	184 sq ft 17.1 sq m
	Barn Conversion (first Floor):	119 sq ft 11.0 sq m
	Total:	1966 sq ft 182.6 sq m
Terms:	The property is held on a new lease at a rental of £15,000 per annum on full repairing and insuring terms.	
Services:	The accommodation benefits from oil fired central heating, mains water, electricity and drainage. 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:	The rateable value is £8,700. The business rates that you pay will depend upon the individual circumstances of your business. Enquiries should be made direct to the local billing authority: Wiltshire Council 0300 4560100.	
VAT	All prices quoted are exclusive of VAT	
Legal Costs:	Each party to pay their own legal costs.	
Viewing:	Strictly by appointment with the agent.	
Date of particulars:	Contact: Henry King T: 01225 341004 Email: henryking@kavanaghs.co.uk March 2012	

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. 5771





Energy Performance Certificate Non-Domestic Building



5 Spa Road
MELKSHAM
SN12 7NP

Certificate Reference Number:
0797-0396-6830-7600-7203

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

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

◀ **121**

This is how energy efficient the building is.

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Oil
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	257
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	123.15

Benchmarks

Buildings similar to this one could have rating as follows:

32 If newly built

84 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.



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