



## OFFICES

## TO LET

**1840 sq ft (171 sq m)**

**Adjoining Workshop and offices/showroom also available**



**69A ROUNDPONDS  
MELKSHAM  
WILTSHIRE  
SN12 8EB**



**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 in excess of 21,000 (2001 census). The town is well located for the nearby centres of Chippenham (7 miles) and Bath (12 Miles) and within 9 miles of junction 17 of the M4 motorway.
- The property is prominently located at the junction of Roundponds and Bath Road.
- Description:** The property provides accommodation on two floors under a pitched tile roof with brick elevations. The ground floor has a reception and four separate offices with a second entrance and lobby from the side of the building.
- On the first floor there are seven offices around a central landing with male and female WCs and storage and kitchenette facilities. The accommodation benefits from gas fired central heating and double glazing throughout.
- There are five allocated parking spaces
- Accommodation:** The building provides a total net area of 1840 sq ft (171 sq m)
- Terms:** The property is available on a new effective full repairing and insuring lease terms at a rent of £15,000 per annum. + VAT
- Services:** We are advised by the landlord that mains drainage, electricity 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:** The Rateable value of these premises is £8,000. 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 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. A non-refundable deposit of £400plus VAT will be payable prior to instructing solicitors.
- Viewing:** Strictly by appointment with the agent.  
**Contact: Henry King T: 01225 341004 Email: [henryking@kavanaghs.co.uk](mailto:henryking@kavanaghs.co.uk)**
- Date of particulars:** Mar-12

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.

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## Energy Performance Certificate Non-Domestic Building



69a, Roundpond  
MELKSHAM  
SN12 8EB

Certificate Reference Number:  
0260-5927-0309-2840-1094

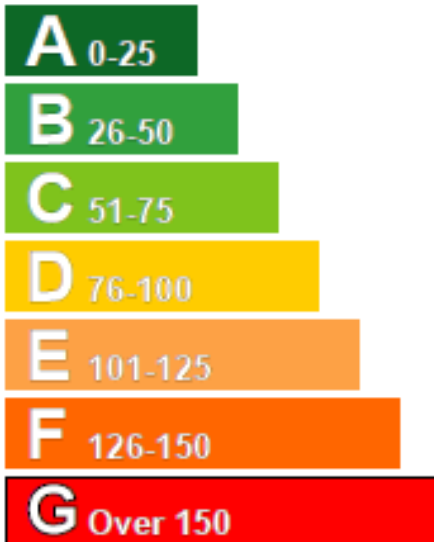
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for 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



◀ **152** This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 231  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 101.51

### Benchmarks

Buildings similar to this one could have ratings as follows:  
**30** If newly built  
**79** If typical of the existing stock



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