

KAVANAGHS

REFURBISHED OFFICES

TO LET



AVONSIDE BUSINESS PARK NEW BROUGHTON ROAD

MELKSHAM

SN12 8BT

13 High Street, Melksham, Wiltshire. SN12 6JY

01225 703082

www.kavanaghs.co.uk



United Registrar of Systems: Cert No. 1256

Avonside Business Park, New Broughton Road, Melksham, Wiltshire, SN12 8BT

Location: Melksham is an expanding west Wiltshire town with a population in excess 21,000 people and it is well located for the nearby towns of Trowbridge (6 miles), Chippenham (7miles), and the Georgian city of Bath (12 miles) and within 9 miles of Junction 17 of the M4 motorway.

The accommodation is at the first floor within the principal Avonside Business Park building with an entrance off the Bath Road elevation.

Description: The property consists of offices at first floor off a common staircase with lighting and power.

There are two w.c.s within the accommodation.

Accommodation:	First Floor net office area:	2089 sq ft	194.1 sq m
	Storage	59 sq ft	5.5 sq m

Terms: The property is suitable for offices, B1 light industrial or storage or any other use subject to planning permission being granted. The accommodation is available on a new internal repairing and insuring lease with a service charge provision to cover the cost of maintenance of common areas.

Rateable Value: To be assessed. The business rates that you pay will depend upon the individual circumstances of your business. Enquiries should be made direct to the local charging authority: Wiltshire Council : 01225 776655.

Viewing: Strictly by appointment with the letting agents: Kavanaghs, 13 High Street, Melksham, Wiltshire. Tel: 01225 703082

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.commercialleasecodeew.co.uk.

These particulars and the information and measurements contained herein, are given as a guide only. Prospective purchasers and tenants should not rely upon them as statement of fact but satisfy themselves 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.

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