



**REFURBISHED OFFICE UNIT
TO LET
2148 sq ft (199.6 sq m)**



**UNIT F12
THE AVONSIDE ENTERPRISE PARK
NEW BROUGHTON ROAD
MELKSHAM
SN12 8BT**



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 West Wiltshire town with a population of approximately 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 accommodation is at first floor within the main 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 WCs within the accommodation.

Accommodation: In accordance with the RICS Code of Measuring Practice (6th edition) the approximate Net Internal Area is outlined below:

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 flexible lease with a service charge provision to cover the cost of maintenance of common areas.

Rental: The rental is £8,592 per annum

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 re-assessed. 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 456 0100.

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:
Contact: Henry King T: 01225 341004 Email: henryking@kavanaghs.co.uk

Date of particulars: June 11

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. 5517



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