

KAVANAGHS

FLEXIBLE OFFICES TO LET

Awaiting photo

UNITS F6/F7 & F8 AVONSIDE BUSINESS PARK

NEW BROUGHTON ROAD

MELKSHAM

SN12 8PT

01225 703082

13 High Street, Melksham, Wiltshire. SN12 6JY

www.kavanaghs.co.uk



Offices Avonside Business Park, Melksham

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 Avonside Business Park building with an entrance of the Bath Road elevation.		
Description:	Units F6/F7 consists of light and airy offices at first floor off a common staircase. This is divided into two units with its own kitchen and shared use of wc facilities.Unit F8 benefits from its own kitchen and wc.		
Accommodation:	F6/ F7:	1063 sq ft	98.8 sq m
	F8:	1655 sq ft	153.8 sq m
Use:	The property is suitable for all uses within B1 or other use subject to planning permission being granted.		
Services:	Mains electricity supply is connected to the unit.		
Terms:	The accommodation is available on new internal repairing and insuring leases with a service charge provision to cover the maintenance of common areas		
Rental:	Units F6/ F7 :	£6,643.75p per annum.	
	Unit F8:	£10,343.75p per annum)	
Rates Payable:	F6/ F7	£196.50 per annum (subject to change in UBR)	
	F8	£2055.90 per annum (subject to change in UBR)	
Legal Costs:	Each party to be responsible for their own legal costs.		
VAT:	VAT at the prevailing rate is payable on all rents and charges.		
Viewing:	Strictly by appointment with the letting agents; Kavanaghs, 13 High Street, Melksham, Wiltshire. Tel: 01225 703082		

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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

