

KAVANAGHS

**REFURBISHED OFFICES IN A
PERIOD BUILDING**

3,053 SQ FT (283.63 SQ M)

TO LET



**FIRST FLOOR
THE FORTRESS
NEW BROUGHTON ROAD
MELKSHAM
WILTSHIRE
SN12 8BT**



01225 703082
13 High Street, Melksham, Wiltshire. SN12 6JY
www.kavanaghs.co.uk



First Floor Offices, The Fortress, New Broughton Road, Melksham Wiltshire SN12 8BT

Location: Melksham is a West Wiltshire town with a population of approximately 21,000 people (2001 census). The town is located for the centres of Chippenham, Trowbridge and Bath and within 9 miles of junction 18 of the M4 motorway.

The accommodation is situated adjoining the Avonside Business Park and has its own direct access onto New Broughton Road.

Description: The ground floor entrance which is shared with the owner occupiers of the remainder of the building, leads to a lobby where there are male and female WCs. The accommodation provides open plan offices, partitioned meeting room and a kitchen located off the first floor lobby. The accommodation benefits from double glazing, gas fired central heating, carpeting, category II lighting and cat 5 networking. The accommodation is alarmed and has a door entry system. There are six allocated parking spaces for the benefit of the tenants of this accommodation.

Accommodation: In accordance with the RICS Code of Measuring Practice (6th edition) the approximate Net Internal Area is 3053 sq ft (283.63 sq m).

Terms: The accommodation is available on a new internal repairing and insuring lease on flexible terms with three yearly rent reviews. Rent on application.

The landlord is responsible for maintenance and decoration of the exterior and structure.

Services: We are advised by the landlord that mains electricity, gas, water and drainage are connected. 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 advised. 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 01225 776655

VAT All prices quoted are exclusive of VAT

Legal Costs: The ingoing tenant to be responsible for the landlord's reasonable legal costs.

Viewing: Strictly by appointment with the agent:
Kavanaghs, 13 High Street, Melksham, Wiltshire, SN12 6JY.

Contact: Stella Hicks

Telephone: 01225 703082

Email: stellahicks@kavanaghs.co.uk

Date of particulars: February 2010

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.