



AIR CONDITIONED OFFICES

TO LET

1,645 sq ft (153 sq m)



Lancaster House

Lancaster Park

Bowerhill Industrial Estate

SN12 6TT



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 busy West Wiltshire town with a population of approximately 21,000 people. The town is well located for the centres of Chippenham, Trowbridge and Bath and within 9 miles of junction 18 of the M4 motorway. The property is situated on Lancaster Park just off Lancaster Road which is the first development on the left hand side on entering the Bowerhill Industrial Estate.

Description: The property is constructed of brick with windows onto the front elevation facing Lysander Road. Prior to its last occupation the accommodation had been refurbished to include category II lighting, carpeting and air conditioning. There is a kitchen and DDA compliant wc. There is allocated parking to the rear of the building on Lancaster Park.

Accommodation: The accommodation comprises a kitchen, reception office, meeting room and open plan offices.

Net office area:	1,645 sq ft	152.82 sq m
Kitchen:	55 sq ft	5.11 sq m
Total net internal floor area:	1,700 sq ft	157.3 sq m

Terms: The unit is available on a new effective full repairing and insuring lease with three yearly rent reviews at a rent of £11,000 per annum. There is a service charge covering maintenance, buildings insurance and a due proportion of the Business rates.

Services: We are advised by the Landlord that mains water, drainage and three phase electricity are connected to the unit. We have not verified the existence nor tested any of the service installations and advise that interested parties make their own enquiries and investigations as to their state and condition.

Rateable Value: The Business rates are included within the service charge of this building, further details of which are available from the Landlords Agents.

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

Date of particulars: September 2011



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.

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Energy Performance Certificate Non-Domestic Building



REAR OFFICES
Rigg Construction (Southern) Ltd
Lancaster House, Lancaster Park Industrial Estate
Bowerhill
MELKSHAM
SN12 6TT

Certificate Reference Number:
9179-3084-0628-0401-7091

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.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

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

.....Net zero CO₂ emissions

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	195
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	73.65

Benchmarks

Buildings similar to this one could have rating as follows:

40 If newly built

106 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.



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