

KAVANAGHS

Modern flexible offices at all inclusive rentals

FROM 188 SQ FT (175 SQ M) TO 1445 SQ FT (134.2 SQ M)

TO LET



WESTERN WAY

MELKSHAM

SN12 8BY



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



First floor offices Western Way Melksham Wiltshire SN12 8BY

- Location:** The property is prominently located off the A350 adjoining the proposed Asda supermarket site and Falcon Interiors.
- Description:** The accommodation is at first floor level, with separate access, toilet facilities kitchen and 6 allocated parking spaces. The offices all benefit from air conditioning a security system, carpeting and networking.
- Accommodation:** In accordance with the RICS Code of Measuring Practice (6th edition) the approximate net internal areas are:

| Floor Areas: | Sq m | Sq ft | Rent per month |
|--------------|------|-------|----------------|
| Office 1 | 17.9 | 193 | £260 |
| Office 2 | 24.3 | 262 | £350 |
| Office 3 | 17.5 | 188 | £200 |
| Office 4 | 25.7 | 277 | £280 |
| Office 5 | 4.73 | 284 | £380 |
| Office 6 | 90.7 | 877 | £320 |

- Services:** We are advised that the property has mains electricity, water and drainage. 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.
- Terms:** The offices are available on flexible terms at all inclusive rentals including business rates buildings insurance and utilities.
- VAT:** All figures quoted are exclusive of VAT (Finance Act 1989).
- Legal Costs/ Deposit:** Each party to be responsible for their own legal costs. A non-refundable deposit of £500 plus VAT will be payable prior to instructing solicitors.
- Viewing:** Strictly by appointment with sole agents Kavanaghs
Contact: Stella Hicks
Telephone: 01225 703082
Email: stellahicks@kavanaghs.co.uk

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.