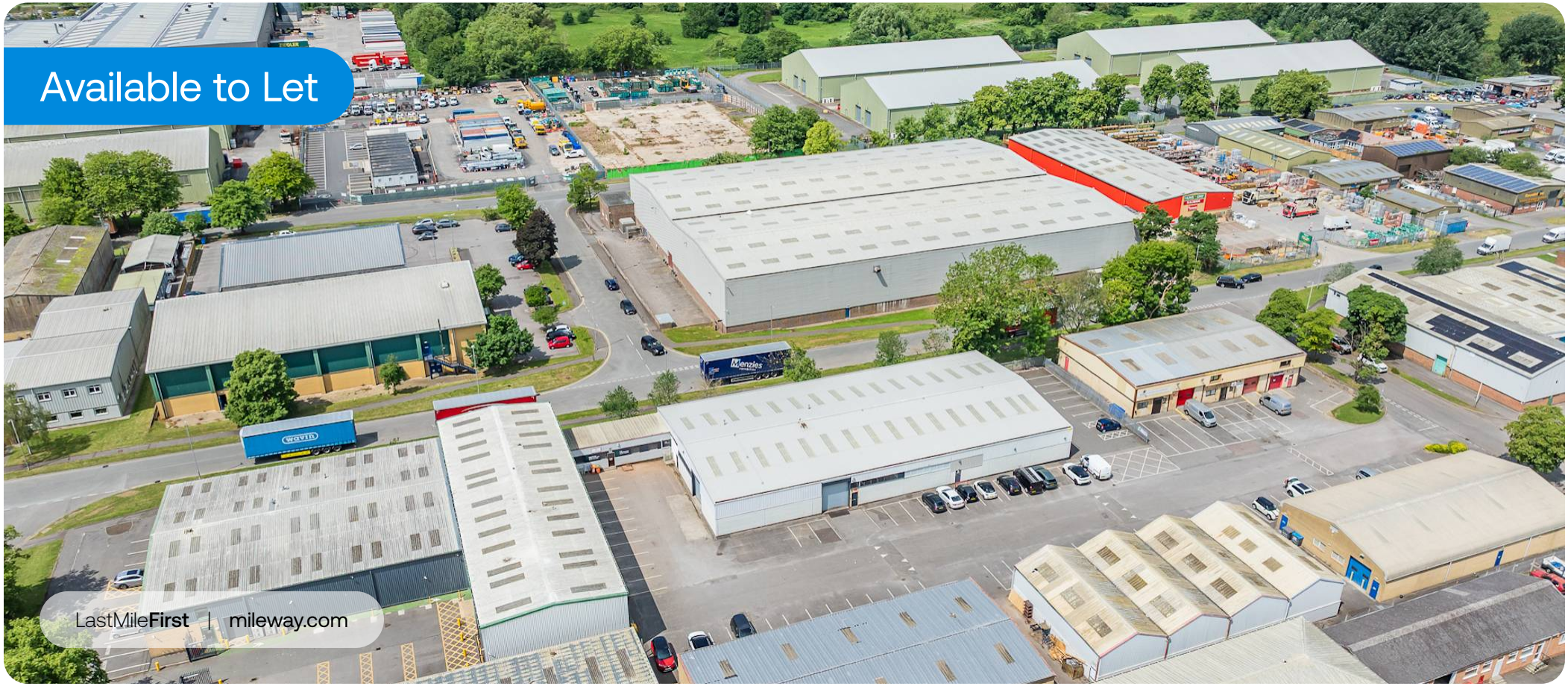
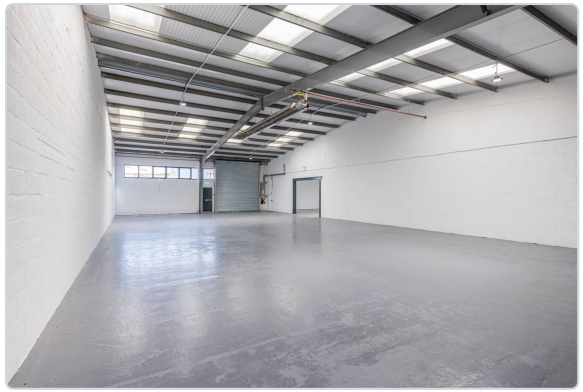
Bowerhill Industrial Estate

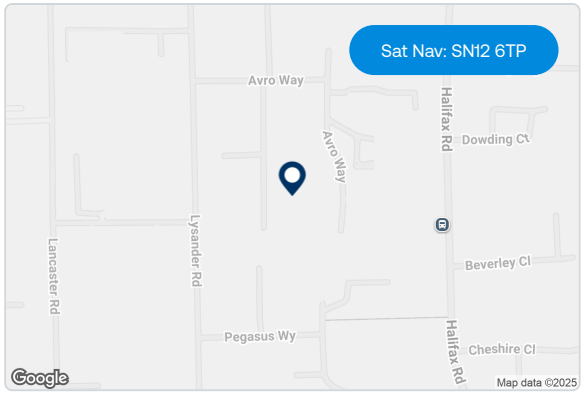
Melksham, SN12 6TP

Warehouse | 2,208 - 3,152 ft²

- Parking facilities
- 4.6 m sectional door
- Trade counter use
- LED lighting
- Established industrial estate







Description

Unit 12 is a refurbished industrial / warehouse unit of steel portal frame construction under an insulated pitched roof. The unit has been recently redecorated internally with new LED lighting installed and is offered in excellent condition. The unit provides clear internal space with an eaves height of approximately 4.4 metres and an electrically operated steel roller shutter door approximately 3.74 m wide x 4.1 metres high. it has a single toilet and a small kitchenette area.

Unit 17 is an end of terrace industrial/warehouse unit. The ground floor has an up & over loading door approximately 2.8 m wide x 2.65 m high. There is a separate pedestrian doorway leading to a lobby area with access to a single toilet and stairs to the first floor. The main ground floor area provides workshop /storage space with a floor to ceiling height of approximately 2.7 m. On the first floor is a further toilet and a kitchen, while in the main space are 4 offices and a storeroom / server room.

Location

Melksham is a popular and expanding town located in mid Wiltshire on the strategic A350 that links Junction 17 of the M4 motorway (11 miles distant), with the south coast ports. The town hosts many major businesses including Avon Rubber, Cooper Avon Tires, Knorr Bremse, Herman Miller and Cereal Partners.

Bowerhill Industrial Estate is the well-established and major employment area of the town located approximately 1.5 miles east of the town centre and accessed off the A350. Existing occupiers on the Indus Acre development include Tool Station and Screwfix.

Further information

EPC
Unit 12: B
Unit 17: D

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
12	Warehouse	3,152	Immediately	2,500
17	Warehouse	2,208	Immediately	1,935
Total		5,360		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

Mileway