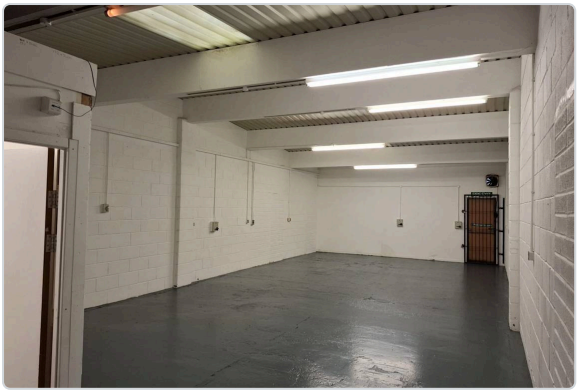
Bowerhill Industrial Estate

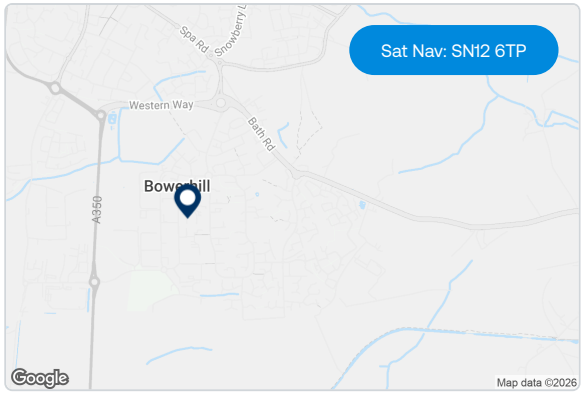
Lysander Road Melksham SN12 6TP

Warehouse | 992 - 2,976 ft²

- Established location
- Maximum eaves 3.36 m
- Loading door 2.38 m x 2.40 m
- Trade counter use
- Parking facilities







Description

The property consists of 922 sq ft, mid terrace units suitable for workshop or storage use. They have a maximum internal floor to ceiling height of approximately 3.36 metres, with a sliding loading door in the front elevation approximately 2.38 m wide x 2.40 metres high. There is a small partitioned office to the front of the unit, that could be removed if full open plan space is required. The unit has a good number of electric sockets attached to the walls. New LED lighting to be installed. There is a parking space directly outside the unit.

Units 5 and 6 can be let individually or as a combined unit of 1,844 sq ft

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

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:

Prices are valid for 2026 only

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	Reduced Rent (£)	EPC
5	Warehouse	992	Immediately	1,035	705	C
6	Warehouse	992	Immediately	1,035	705	C
8	Warehouse	992	Immediately	1,035	705	B
Total		2,976				

Terms and Conditions: Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be review and adjusted on renewal. Full terms available on request.

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