

# Unit 12

Hercules Way, Bowerhill Industrial Estate, Melksham, SN12 6TS



## Key Highlights

- 2,648 sq ft
- Secure fenced yard / parking area
- Available on new lease
- Located on popular estate
- Internal office space
- £20,000 per annum. NO VAT payable on the rent



### Description

Unit 12 is an end of terrace unit within a fenced compound with shared access from Hercules Way. There are 5 parking spaces directly outside the unit. The building is of steel portal frame construction with an internal eaves height of approximately 4.7 metres. The elevations are of blockwork, with the front elevation having a large steel concertina loading door approximately 5.25 metres wide x 4.5 metres high. Part of the ground floor is fitted as open plan office space with carpet floor covering; Category 2 lighting; wall mounted electric heaters and dado trunking. There is also a further small office at the front of the unit together with a kitchen and toilet. The remainder of the ground floor is open plan warehouse or production space with high bay lamps and a gas fired warm air blower. From the warehouse, stairs lead to the mezzanine floor suitable for storage and a partitioned office / rest room, with carpet floor covering, fluorescent strip lighting and wall mounted electric heating.

### 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 Knorr Bremse, Herman Miller and Cereal Partners. The 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.

### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ancillary	66	6.13	Available
Ground - Reception office	72	6.69	Available
Ground - Main office	564	52.40	Available
Ground - Industrial / Warehouse	1,188	110.37	Available
Mezzanine - Office	139	12.91	Available
Mezzanine - Storage	619	57.51	Available
<b>Total</b>	<b>2,648</b>	<b>246.01</b>	

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## Terms

The unit is offered by way of a new full repairing and insuring lease for a term to be agreed, but subject to a minimum of 3 years.

## Rent

£20,000 per annum.

The property is not registered for VAT, therefore there is NO VAT payable on the rent.

## Business Rates

The Valuation Office Agency website lists the property as having a Rateable Value effective from 1st April 2023 of £16,750.

## Utilities

All mains services are connected to the unit, including mains gas.

We emphasise that no tests have been undertaken on any of the services supplied. We therefore recommend prospective tenants satisfy themselves that the services comply with current regulations and meet their occupational requirements.

## Energy Performance Certificate

The EPC has recently expired and a new Certificate has been commissioned, It will be available from the agent as soon as as it has been registered.

## Legal Costs

Each party are to be responsible for their own legal costs incurred in any transaction.



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## Contact

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