TO LET - INDUSTRIAL

Unit 12

Indus Acre, Bowerhill Industrial Estate, Melksham, SN12 6TP



Key Highlights

- 3,152 sq ft
- Adjacent to existing occupiers including Toolstation & Screwfix
- Electrically operated loading door
- £30,000 pa + VAT subject to contract
- Situated in well established employment area
- LED lighting
- New lease



Description

Unit 12 is a recently refurbished industrial / warehouse unit of steel portal frame construction under an insulated pitched roof with integral light panels. 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.

Location

Melksham is a popular and expanding town located in mid Wiltshire on the strategic A350 that links Junction 17 of the M4 motorway

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.

Existing occupiers on the Indus Acre development include Tool Station and Screwfix.

Accommodation

The accommodation comprises the following areas measured on a gross internal basis (GIA):

Name	Size	sq ft	sq m	Availability
Unit - 12	3,152 sq ft	3,152	292.83	Available
Total		**3,152**	**292.83**	

Terms

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

Rent

£30,000 per annum

VAT at the standard rate is payable on the rent.

Service Charge

A service charge is payable toward the repair, maintenance and management of the common parts of Indus Acre. Further details are available from the agent.

Business Rates

The unit was previously part of a larger assessment that included other units in the same occupation. A revised assessment for Unit 12 is awaited.

Utilities

Mains water, drainage and electricity are connected to the unit. Prospective tenants are recommended to undertake their own tests on the service provided.

EPC

The unit has been issued with an Energy Performance Certificate with a rating of 33 in Band B.

https://find-energy-certificate.service.gov.uk/energy-certificate/1550-1162-0314-9787-1583

Legal Costs

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

Contact

Huw Thomas

01249 704345

07970 494369

Huw@loveday.uk.com

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