TO LET - INDUSTRIAL

Unit 8

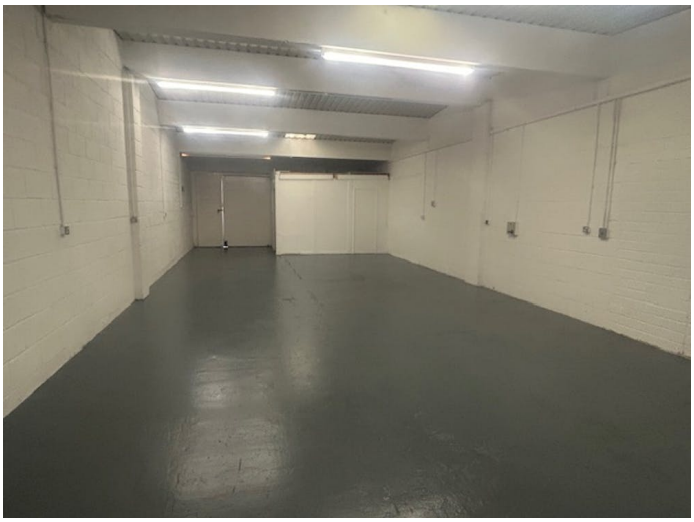
Indus Acre, Bowerhill Industrial Estate, Melksham, SN12 6TP



Key Highlights

- 992 sq ft
- Close to occupiers including Toolstation & Screwfix
- Lease rent of £12,400 pa + VAT subject to contract
- Small unit suitable for workshop or storage uses
- New lease or short term flexible letting
- Short term flexible let from £705 + VAT/ month





Description

Unit 8 is a small, mid terrace unit suitable for workshop or storage use. It has 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. The Landlord will be installing new LED lighting.

There is a parking space directly outside the unit.

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	Floor/Unit	Size	sq ft	sq m	Availability
Ground - Unit 8	Ground	992 sq ft	992	92.16	Available
Total			**992**	**92.16**	

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.
Alternatively the Landlord will consider a short term flexible letting on terms to be agreed.

Rent

£12,400 per annum for a standard lease.
Flexible rental from £705 / month.
VAT at the standard rate is payable on all 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 Rateable Value effective from 1st April 2026 is £9,600.
It is therefore below the threshold for qualifying occupiers to claim full Small Business Rate Relief.

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 38 in Band B.

https://find-energy-certificate.service.gov.uk/energy-certificate/9318-3046-0966-0900-9205

Legal Costs

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

Joint Agent

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