



**Huw Thomas**  
**commercial**

## **REFURBISHED BUSINESS UNIT**

**Approx 2,208 sq.ft (205.12 sq.m)**

**TO LET ON NEW LEASE**



### **Key Points:**

- Immediately available
- Refurbished internally
- Close to Screwfix and Tool Station
- Potential trade counter use
- Available on new lease
- £16,500 per annum

**UNIT 17 INDUS ACRE, AVRO WAY, BOWERHILL INDUSTRIAL  
ESTATE, MELKSHAM, WILTSHIRE, SN12 6TP**

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## **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.

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.

## **DESCRIPTION**

Unit 17 is an end of terrace industrial/warehouse unit that has recently been refurbished internally.

The ground floor has an up & over loading door in its front elevation approximately 2.8m wide x 2.65m high. There is a separate pedestrian doorway in the side elevation 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 2.7m.

On the first floor landing is a further toilet and a kitchen, while in the main space are 4 offices and storeroom/server room. All the offices have recently been completely redecorated and have had new carpet tiles fitted.

The offices have suspended ceilings with integral spot lights, double glazed windows and electric heating.

## **ACCOMMODATION**

The unit has been measured on a gross internal floor area basis.

<b>AREA</b>	<b>Sq. Feet</b>	<b>Sq. Metre</b>
Ground floor	1,104	102.56
First floor	1,104	102.56
<b>TOTAL</b>	<b>2,208</b>	<b>205.12</b>

## **TERMS**

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

## **RENT**

£16,500 per annum, exclusive of VAT.

## **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 Valuation Office Agency website lists the units under one assessment as

“Store & premises” - Rateable Value £11,500

## **ENERGY PERFORMANCE CERTIFICATE**

The property has been assessed for energy efficiency and given a rating of 112 in Band E.

A copy of the Certificate and Recommendation Report is available from the agent on request.

## **SERVICES**

The unit is connected to mains water, electricity and drainage. We have not undertaken any tests on the services so recommend that prospective tenants satisfy themselves that they meet their occupation requirements.

## **LEGAL COSTS**

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

## **VIEWING AND FURTHER INFORMATION**

Via sole agent Huw Thomas at Huw Thomas Commercial.

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Details prepared March 2018.

Ground floor

