



Huw Thomas
commercial

MODERN BUSINESS UNIT
APPROX 2,692 sq.ft / 250 sq.m
TO LET ON NEW LEASE or FOR SALE



Key Points:

- Good modern unit
- Easy access to A350
- Good local facilities
- Mezzanine office / store
- New lease offered
- £21,500 per annum
- £295,000 FH

**UNIT A1, ASHVILLE CENTRE, COMMERCE WAY,
MELKSHAM, WILTSHIRE, SN12 6ZE**

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LOCATION

Melksham is an expanding West Wiltshire town, with a population of approximately 22,000 people. The town is located on the strategic A350 road linking junction 17 of the M4 motorway (approx. 11 miles north) with mid and south Wiltshire and on the south coast ports. Major employers in the town include Knorr Bremse, Avon Rubber, Cooper Tires, Wiltshire Police, Cereal Partners and G Plan Upholstery.

The Ashville Centre is a development of modern business units immediately adjacent to the A350. Neighbouring occupiers include Travelodge, Greggs, Starbucks, the Milk Churn pub and a recently opened Jaguar Land Rover dealership.

DESCRIPTION

Unit A1 is an end of terrace unit, of steel portal frame construction with elevations of blockwork and steel profile cladding. The unit has a pitched, insulated roof. In the front elevation is an insulated up and over sectional loading door approximately 4 metres wide x 4.5 metres high. The internal eaves height of the unit is approximately 5.9 metres.

The ground floor area is open plan with a single toilet and a kitchen area within the open plan space. A steel staircase leads to a mezzanine floor that could be used for a variety of purposes including storage or office space.

ACCOMMODATION

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

	Sq.metres	Sq. feet
Ground floor	179.06	1,927
Mezzanine	71.05	765
Total gross area	250.11	2,692

Externally there are 6 allocated parking spaces.



Ground floor



Mezzanine

Neighbouring occupiers include –



Travelodge and Greggs



Starbucks



Jaguar Land Rover

TERMS

The unit is offered by way of a new full repairing and insuring lease for a minimum period of 3 years.

The lease will be excluded from the renewal provisions of the Landlord & Tenant Act 1954.

RENT

£21,500 per annum exclusive of VAT.

We are informed that the property is registered for VAT, so VAT at the standard rate is payable on the rent and service charge.

SALE PRICE

£295,000 FH.

BUSINESS RATES

We are informed by the Valuation Office Agency website that the property is list for Business Rates as:

Workshop & premises - Rateable Value £15,250

The full business rates payable for 2018/19 are approximately £7,320 ignoring any relief that may apply.

SERVICE CHARGE

A service charge is payable toward the repair and maintenance of the common areas of the Ashville Centre. Further information is available from the agent.

SERVICES

We understand that all mains services are available at the unit, though no gas supply has been connected internally.

We recommend that prospective tenants ensure that the services provided comply with current regulations and meet their occupational requirements before entering into a lease agreement.

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed for energy efficiency and has been given a rating of 62 within Band C. A copy of the EPC is available from the agent on request.

LEGAL COSTS

Each party will be responsible for their own legal costs in the negotiation of any lease agreement.

VIEWING AND FURTHER INFORMATION

Via sole agent-Huw Thomas at Huw Thomas Commercial

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Details prepared July 2018.