

to let — Preliminary Particulars

CHALLEYMEAD BUSINESS PARK, MELKSHAM, WILTSHIRE, SN12 8BU

The new owners at Challeymead Business Park are offering the existing buildings on a pre let basis following a bespoke refurbishment to occupiers and tenants specific requirements.

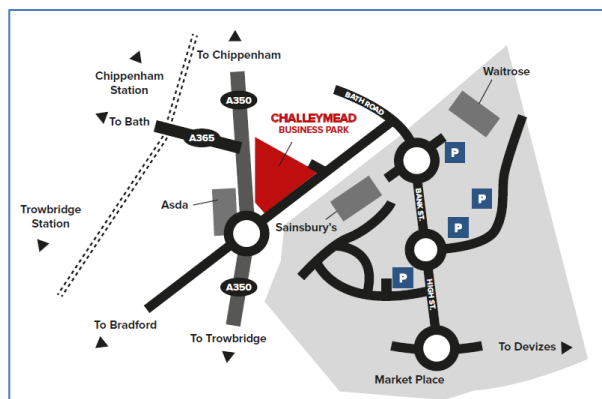
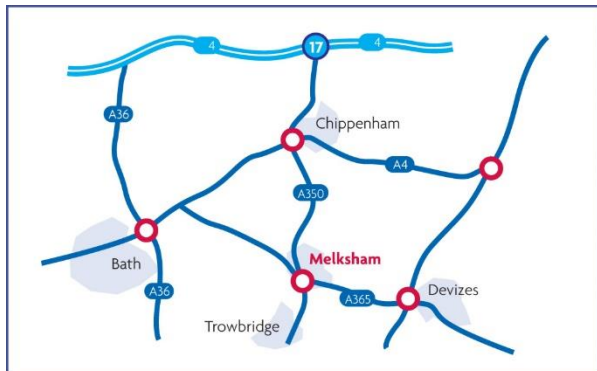
All commercial uses considered from 3,000 sq ft.



Location

Melksham is located approximately 7 miles south of Chippenham on the A350 main road to the south coast, approximately 11 miles south of Junction 17 of the M4 motorway.

Challemead Business Park is situated on the edge of the town centre, adjacent to the intersection of the A350 and B3107 Bradford on Avon road, only 500 metres from the town centre amenities and directly opposite Asda.



Description

Challemead Business Park currently comprises 4 two storey fully vacant buildings within a prominent, landscaped development on 1.56 acres.

Accommodation

The existing buildings provide the following approximate areas measured in accordance with the International Measurement Standard Offices 3

Unit	sq.ft.	sq.m.
1	7,081	657.8
2	6,771	629.1
3	7,121	661.5
4	8,941	830.7
TOTAL	29,914	2,779.1

The Opportunity

The owners and developers are offering potential tenants the opportunity to occupy space within any of the existing buildings which would be fully refurbished on a bespoke basis to suit their particular use and requirements.



Planning Use

The site is allocated as an employment site with the current planning use as offices, and now falling within the new Use Class E, which includes a variety of other uses such as Medical and Health, Vets, Creche, day nursery or day Centre, Gyms and indoor sports. Other employment uses such as Trade Counter, retail and showrooms would also be suitable and the owners will be prepared to also seek planning for uses they consider would be suitable if not already covered by use class E.

Business Rates

The premises will need to be re assessed for rating purposes following refurbishment.

Energy Performance Certificate

New EPC's will be obtained following the refurbishment.

Terms

The property will be available following the bespoke refurbishment on a new full repairing and insuring lease for a minimum 5 year term, Rent will be dependent on the proposed use and level of refurbishment undertaken. VAT will be applicable to the rent.

It is proposed that the landlord and tenant will enter into an Agreement for Lease. The landlords will then undertake the bespoke refurbishment with the lease then commencing on completion of the refurbishment works.

Service Charge

There will be an estate service charge administered by the landlords for the maintenance of external common areas and other services which are introduced for the benefit of all tenants.

Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

Viewing and Further Information

For further information or to arrange an inspection, please contact:

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