



Huw Thomas
commercial

WELL FITTED OUT BUSINESS UNIT

APPROX 2,259 sq.ft

TO LET OR FOR SALE



Key Points:

- * High level of internal fit out
- * Easy access to A350
- * Good local facilities
- * New lease or For Sale
- * £20,000 per annum
- * £245,000 FH

**UNIT B3, ASHVILLE CENTRE, COMMERCE WAY,
MELKSHAM, WILTSHIRE, SN12 6ZE**

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 B3 is a mid 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 ground floor provides two production or warehouse areas; two toilets and a fitted kitchen. The production / warehouse areas have a tiled floor, suspended ceiling with integral lighting, and partial air conditioning.



A steel staircase leads to the first floor which has been highly fitted out as office space with an open plan area, together with 3 partitioned offices a single toilet and further fully fitted kitchen.

The office specification includes carpets (one office has wooden laminate floor covering); full suspended ceiling with integral Category II lighting; gas fired central heating and ceiling mounted air conditioning units.

ACCOMMODATION

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

	Sq m	Sq ft
Ground floor	112.44	1,209
First floor	97.60	1,050
Total gross area	210.04	2,259

Externally there are allocated parking spaces.

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

£20,000 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

£245,000 FH.

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.

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.

BUSINESS RATES

We are informed by the Valuation Office Agency website that the property is currently listed for Business Rates together with the next door property as the two units have previously been in the same occupation.

A separate assessment of Unit B3 will be applied for, but it is estimated the Rateable Value will be in the region of £17,000 to £18,000.

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed for energy efficiency and has been given a rating of 64 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 Huw Thomas of Huw Thomas Commercial

01249 704345 / 07970 494369 or
huw@huwthomascommercial.com



Huw Thomas
commercial

Neighbouring occupiers include –



Travelodge and Greggs



Starbucks



Jaguar Land Rover

Details prepared January 2019.

Disclaimer

These details for each property or land advert are believed to be accurate but interested parties must not rely upon any statement contained herein as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Neither Huw Thomas Commercial, nor any person in its employ, has authority to make or give any representation or warranty whatsoever in relation to the property or development..All verbal statements made in the course of negotiations are made on the same understanding. These particulars do not form part of any contract.