



**FOR SALE / TO LET**

**INDUSTRIAL / OFFICE BUILDING ON  
PRIME CORNER SITE**

**GIA: 16,805 SQ FT (1561.24 SQ M)**

**SITE AREA: 1.34 ACRES (0.543 HA)**

**2A HALIFAX ROAD, BOWERHILL,**

**MELKSHAM, SN12 6YY**

**Kavanagh's**

## LOCATION

Melksham is an expanding market town in West Wiltshire with a population, including surrounding villages, of circa 28,000 (2011 census). The property is situated in a prime location on the corner of the entrance to the Bowerhill Industrial Estate which is the principal employment area, serving the town. There is easy access to the A350, while Junction 17 of the M4 is approximately 12 miles. Bowerhill is home to many major occupiers including Knorr-Bremse Rail Systems (UK) Ltd, Herman Miller, G Plan and the recently developed Jaguar Land Rover dealership.

## DESCRIPTION

The property consists of a detached industrial building with two storey offices on the north elevation. The remainder of the building is a mixture of office, production and warehousing. There is part flat roof, and part pitched. There are two loading doors on the western elevation.

Internally, the accommodation is part air conditioned, and there are toilet and kitchen facilities.

In addition to the loading area, the site is currently laid out to provide a very large number of parking spaces.

## ACCOMMODATION

The property provides the following floor areas, measured on a gross internal area basis;

|                               |                                   |
|-------------------------------|-----------------------------------|
| Main factory                  | 11329 sq ft (1052.5 sq m)         |
| Ground floor reception/office | 684.6 sq ft (63.55 sq m)          |
| First floor                   | 901.5 sq ft (106.9 sq m)          |
| Ground floor offices          | 1180.6 sq ft (253.5 sq m)         |
| Warehouse loading             | 2729.2 sq ft (84.78 sq m)         |
| <b>Total</b>                  | <b>16805 sq ft (1561.24 sq m)</b> |

## SERVICES

We are advised that mains water, drainage and electricity are connected, and that there is a gas supply running along the southern perimeter of the site. We have not verified the existence or tested any of the service installations and advise that interested parties make their own investigations as to their state and condition.

## TERMS

The property is available To Let on full repairing and insuring terms at a rental of £100,000 per annum.

Alternatively, our client may be prepared to sell the freehold interest, for which the price is £1.25m.

## RATES

The Valuation Office website describes the property as 'Workshop and Premises' with a rateable value of £64,000 per annum. The rates that you pay will depend upon individual circumstances of your business. Enquiries should be made to the local billing authority - Wiltshire Council.

## VAT

We are advised that VAT is not applicable to the rental or sale price.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## EPC RATING (This is how energy efficient the property is)

Certificate Reference No: 9583-3050-0258-0590-9225  
E (101-125) = 107

## VIEWING

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## MONEY LAUNDERING REGULATIONS

Tenants/purchasers will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.



### **Important Notice**

These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants / purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Kavanaghs has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.

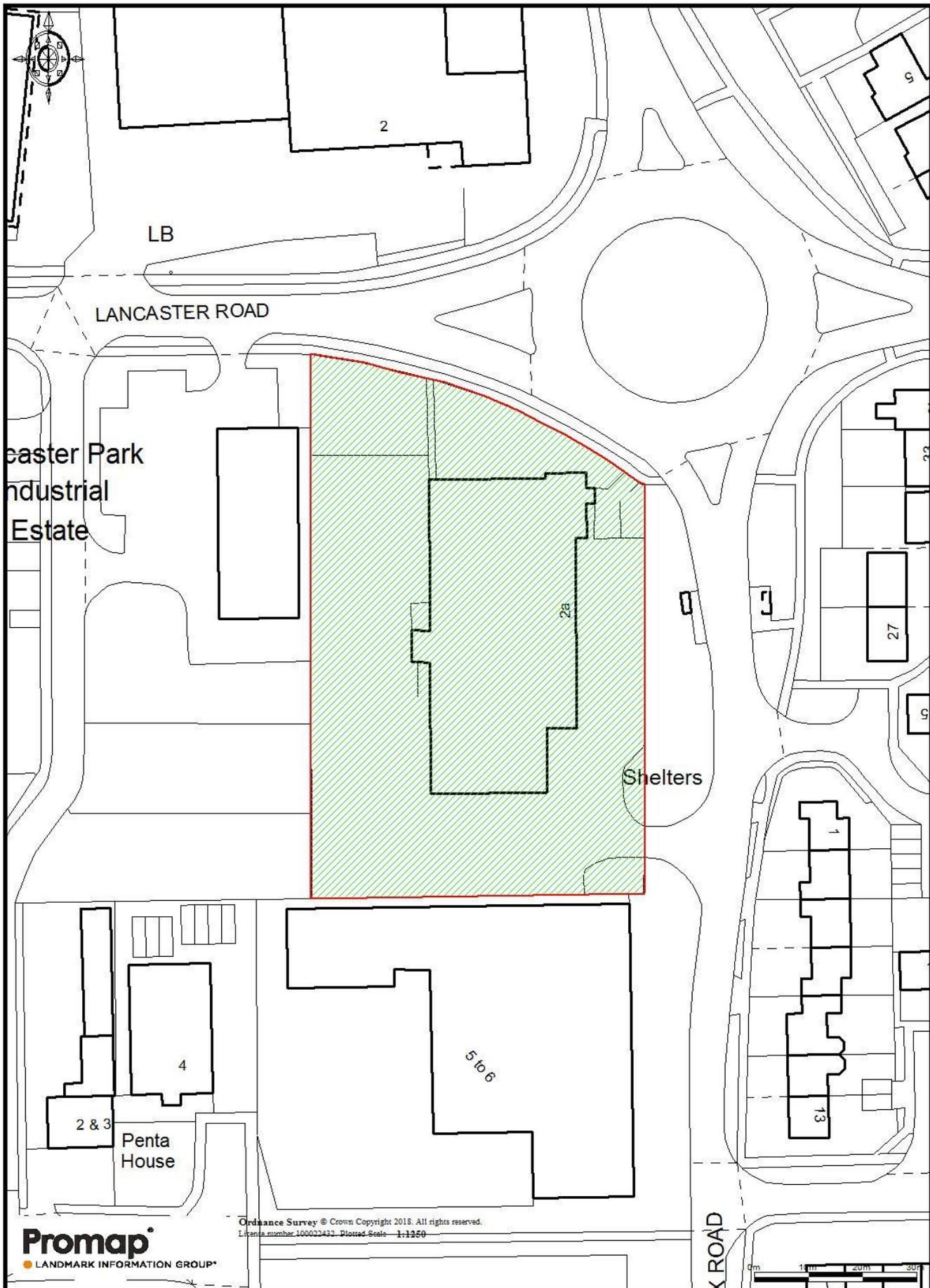
### **Code of Practice**

The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

### **Asbestos Regulations**

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Kavanaghs and accordingly we recommend you obtain advice from a specialist source. (0818) 9532

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