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PROPERTY CONSULTANTS

**TO LET**

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# Unit 1, Lancaster Park

Lancaster Place, Bowerhill, Melksham SN12 6TT

Refurbished Warehouse/Workshop/Showroom/Office Accommodation – 6,380 sq ft (593 sq m)



# Location

Melksham is located in mid Wiltshire approximately 9 miles south of Chippenham, just over 6 miles north east of Trowbridge and 13 miles east of Bath. Easy access to J17 of the M4 to the north and the A303 to the south is provided via the A350 trunk road.

Bowerhill Industrial Estate is Melksham's prime business area situated approximately 1 ¼ miles south of Melksham Town Centre. It is home to a wide variety of occupiers including MillerKnoll, CPI Anthony Rowe, Westbury Packing, LWC, Gompels, Knorr Bremse Rail Systems, Screwfix and Toolstation.

Melksham offers a wide variety of local retailers as well as Waitrose, Sainsburys, Asda, Aldi and Lidl supermarkets in addition to a good selection of pubs & restaurants.



# Accommodation

## Description

The premises are an end of terrace steel framed unit predominantly with brick fronted walls incorporating windows at ground and first floor levels.

The warehouse area offers an eaves height of 6M rising to 7.25M and includes a sectional up and over loading door of 4M by 4M. There are additional storage rooms to the rear and an extensive mezzanine area above suitable for a variety of uses.

The premises have been substantially upgraded with the office and showroom areas being newly carpeted and redecorated throughout. A full kitchenette suite has been installed as well as separate male & female wc facilities. There is an intruder alarm.

At first floor, the offices and storage areas have all been refurbished and further male & female wcs and an additional teapoint are provided. New LED lighting and electric heating has been installed throughout.

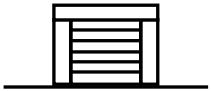
Externally, there are 20 allocated car parking spaces in addition to the large loading apron.

## Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	sq ft	sq m
Ground Floor Offices/Lab Space	1,706	158.5
Ground Floor Warehouse/Lab Space	1,872	174
First Floor Offices	1,706	158.5
<b>Sub-total</b>	<b>5,284</b>	<b>491</b>
Mezzanine Office/Lab/Store	1,096	102
<b>TOTAL</b>	<b>6,380</b>	<b>593</b>

**Surface level Loading Door**



**Minimum height 6M**

**Enclosed Mezzanine**



**LED lighting**



**New Kitchen facilities**



**20 Car Parking spaces**



# Planning | Rates | EPC | Terms

## Planning

We understand that the premises are suitable for Class E (commercial, business & service), B2 (general industrial) or B8 (storage & distribution) but any occupier should make their own enquiries to the Planning Department of Wiltshire Council.

Tel: 0300 456 0100 or [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

## Business Rates

The Valuation Office Agency website lists the property as “Workshop and Premises” with a rateable value of £32,750.

Interested parties should make their own enquiries to Wiltshire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment [www.voa.gov.uk](http://www.voa.gov.uk)

## Energy Performance Certificate

Following the refurbishment works to the premises, a new EPC has been applied for and will be available shortly.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

## Terms

The property is available on a new full repairing lease with terms to be negotiated.

## Rent/Purchase Price

The property is offered to let for £52,000 per annum exclusive of VAT.

## Legal Costs

Each party is to be responsible for their own legal costs.

## References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord’s discretion.

## VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that any prospective tenants establish the VAT implications before entering into any agreement.

## ANTI MONEY LAUNDERING

A successful tenant will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

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



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### 2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### 3. Control of Asbestos Regulations 2012 (CAR 2012)

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 regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

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