

TO LET - WAREHOUSE

UNITS 1 & 2, 32 LYSANDER ROAD, BOWERHILL, MELKSHAM,
WILTSHIRE SN12 6SP

01923 845 222
property@vdbm.co.uk



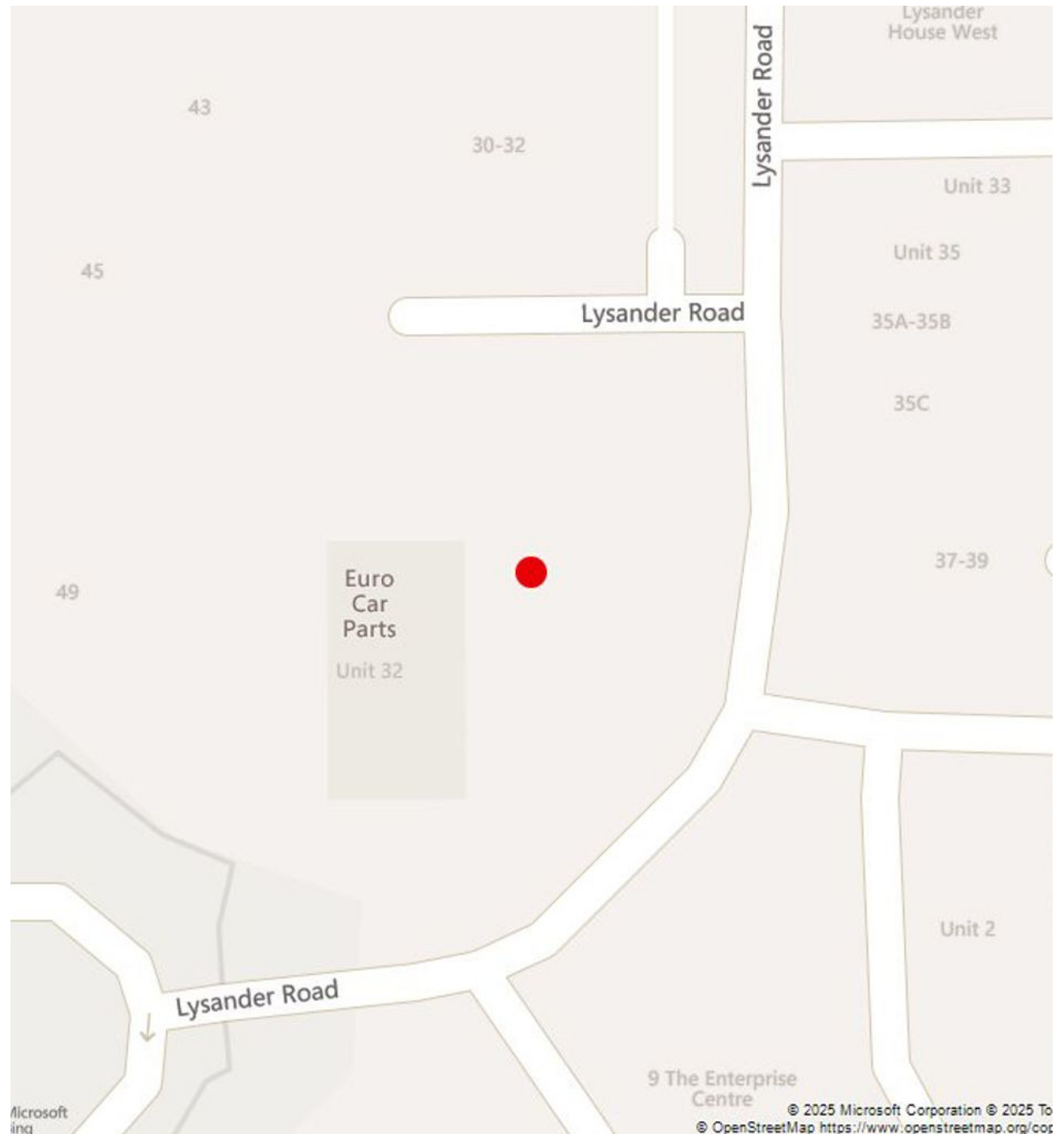
KEY FEATURES

- WAREHOUSE UNIT TO LET
- 10,118 SQ FT
- LOCATED JUST OFF A350
- ESTABLISHED ESTATE
- RECENTLY UPGRADED
- EXCELLENT PARKING

LOCATION

The property is on a well established industrial estate to the south of Melksham town centre situated just off the A360 approximately 13 miles from the M4. The area is popular with companies looking for logistics / storage / distribution space. Good links to Swindon, Bath, Chippenham and the wider South West and South Midlands regions

Nearby occupiers include Screwfix, Toolstation and Euro Car Parks. There is a Tesco Express within a few minutes' drive.







DESCRIPTION

Well presented and versatile space to let with good clear space and 18'6" to eaves and 21'3" to ridge.

The property has recently been upgraded and modernised to provide excellent storage space with good quality ancillary offices on ground and first floor, kitchen and WC facilities.

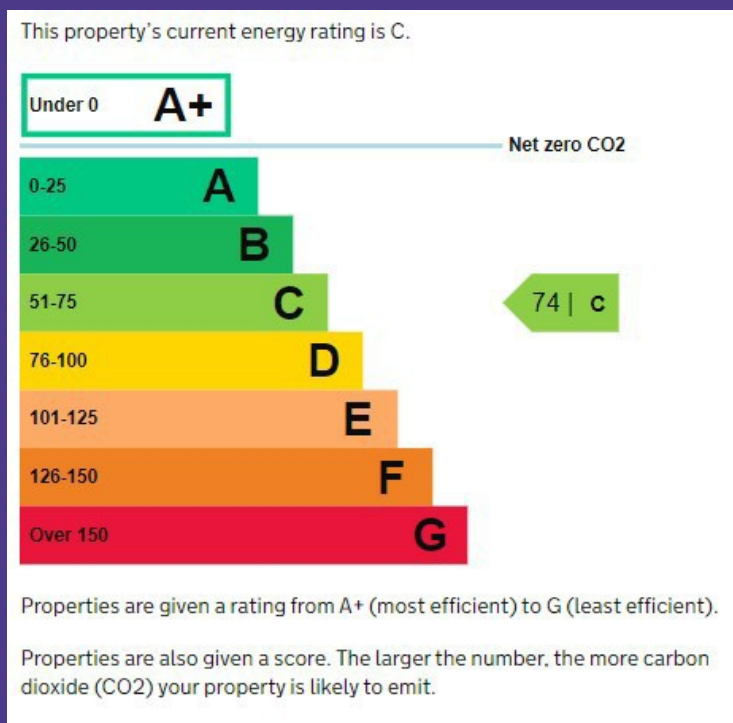
Secure gated concrete yard and excellent on site parking facilities for staff and visitors.



ACCOMMODATION	SQ FT	SQ M	
UNIT 1 - WAREHOUSE	9,184	853.19	
UNIT 1 - OFFICES	1,004	93.27	
UNIT 1 - TOTAL	10,188	946.47	

EPC

An energy performance certificate (EPC) is available upon request. The property has an asset rating of C (74).



RENT

£72,500 per annum exclusive

TERMS

To be let on a full repairing and insuring lease for a term to be agreed.

LEGAL COSTS

Each party to bear their own legal costs.

BUSINESS RATES

Our enquiries show that the premises are assessed for rating purpose as follows:-

Rateable Value: £83,000

Rates Payable: £39,840 (2026/2027)

For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable.

VIEWING

Strictly by appointment through VDBM.
andrei.amaricai@vdbm.co.uk 07498 346606

VDBM

Chartered Surveyors



01923 845 222
property@vdbm.co.uk

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form any part of any offer or contract.