

AVONSIDE



MELKSHAM, WILTSHIRE

THE CREAMERY BUILDING

AVAILABLE NOW

A RANGE OF CHARACTERFUL REFURBISHED STUDIOS TO LET



WELCOME TO AVONSIDE

Melksham is a charming historic market town of approximately 20,000 inhabitants that blends traditional character with a vibrant, growing community. With a rich history, a flourishing population, and exciting new developments underway, Melksham is the perfect place for your business to thrive.

Avonside is Melksham's vibrant riverside neighbourhood and creative quarter on the banks of the Avon. Once a dairy factory, today it's a thriving hive of independent makers, creatives, traders, and businesses. Set beside the Town Bridge, it blends industrial heritage, scenic waterfronts, and a buzzing community spirit.

KEY FEATURES:

- Town centre location
- 200 metres of river frontage
- On-site parking
- Excellent food and drink
- Kids soft play
- Sainsbury's, Waitrose and Lidl all within a 5 mins walk

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WILTSHIRE, SN12 0BT

With high-energy events like the Scoff street food market and Ten Hides Friday Socials, there's always something to savour. From wood-fired tacos to artisan wings and local brews, the alfresco riverfront piazza has tempting food, drink, and coffee options every week.

Avonside isn't just workspace – it's a destination. A place where you can work, meet, eat, and unwind, all in one setting. Can you see yourself working here?

HEALTH & FITNESS CLUBS



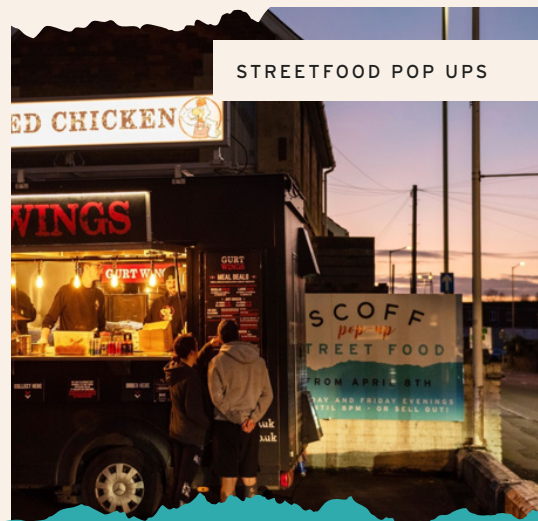
CREATIVE TENANTS



ARTISAN COFFEE



STREETFOOD POP UPS



OUTDOOR SEATING



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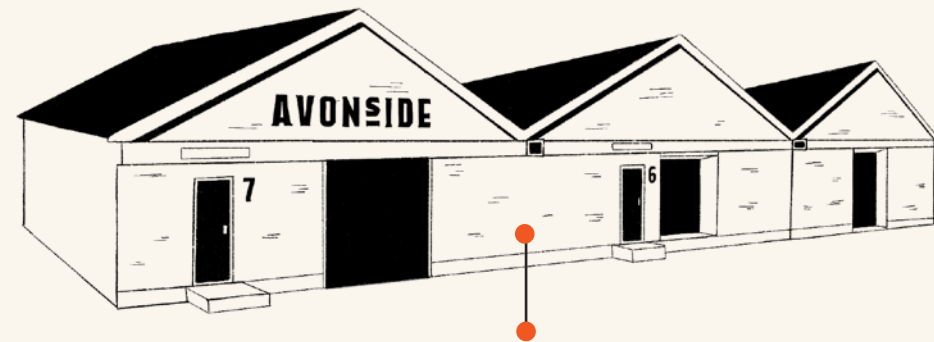
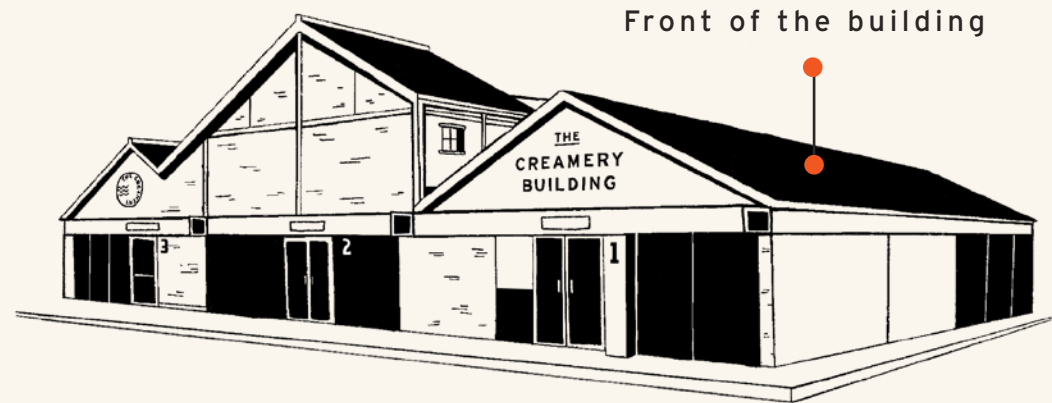
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OUR NEW HOME?

The Creamery Building has undergone a significant transformation to reveal its characterful features and generous, full-height interior. The stripped-back space offers flexibility for a variety of uses and provide occupiers with a more interesting place to work, coupled with excellent on-site amenities.

REFURBISHMENT INCLUDES:

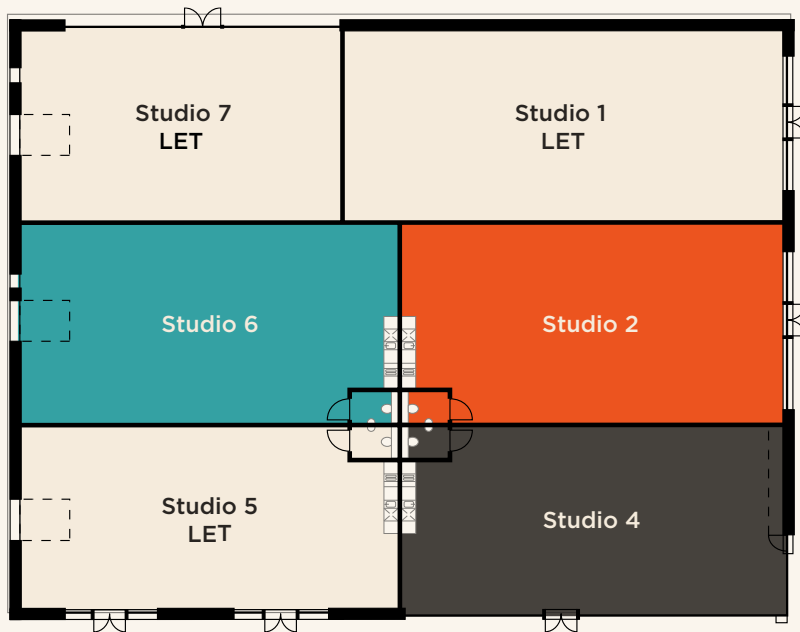
- Characterful, full height space
- New WCs and kitchenettes
- Fully redecorated throughout
- New fully insulated roof with rooflights
- Enhanced energy performance



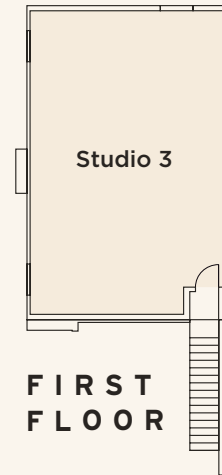
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SPECIFICATIONS



GROUND FLOOR



FIRST FLOOR

A RANGE OF UNIT SIZES ARE AVAILABLE AS FOLLOWS:

STUDIO 2

167.25 m²
1,800 ft²
Ground Floor
Terraced

STUDIO 3

51.10 m²
550 ft²
First Floor
Potential to combine
with Studio 2 or 4

STUDIO 4

167.25 m²
1,800 ft²
Ground Floor
Corner unit

STUDIO 6

167.25 m²
1,800 ft²
Ground Floor
Terraced

GETTING THERE

M 4
18 minute drive

MELKSHAM
19,000 people

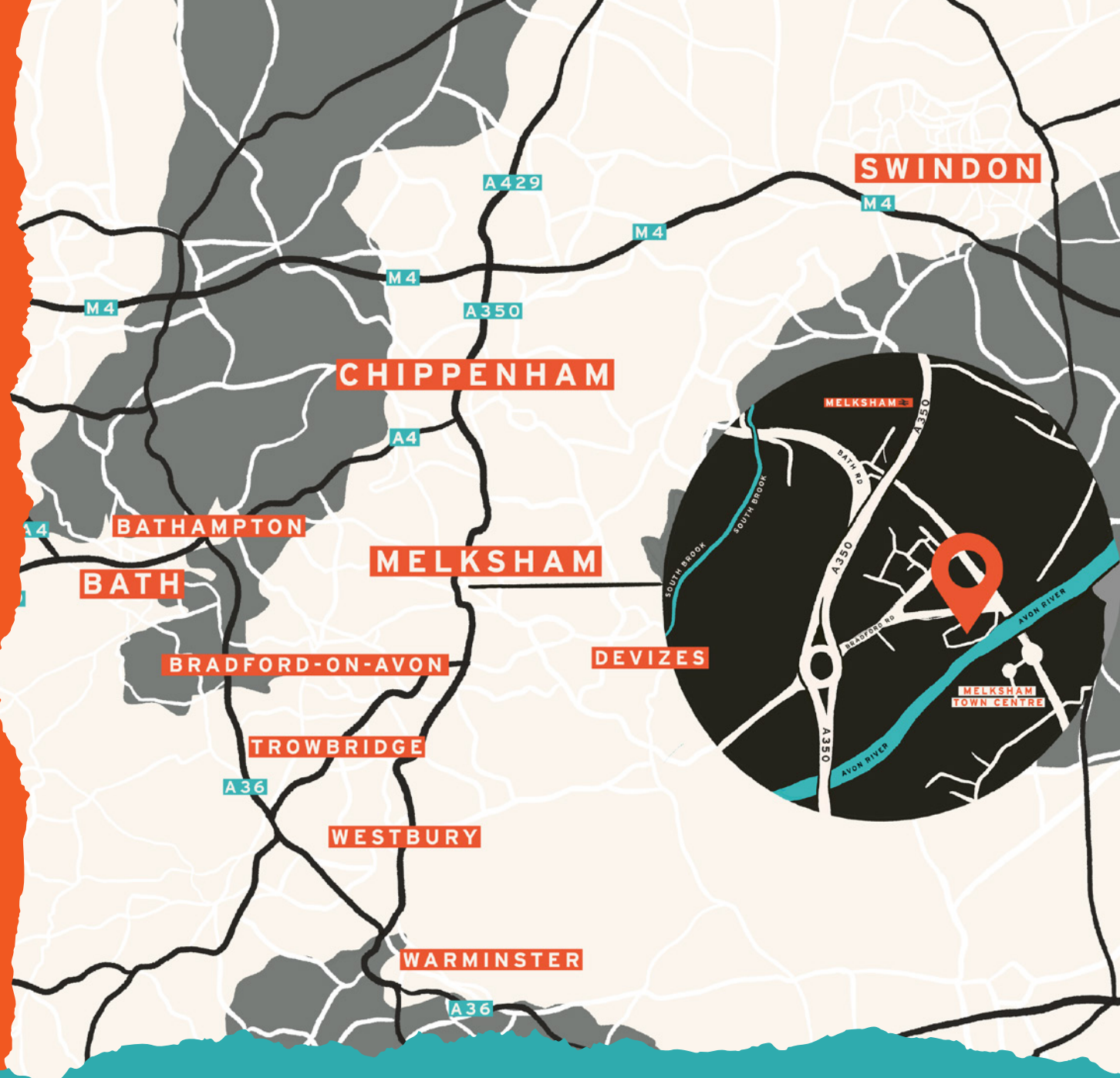
CHIPPENHAM
45,000 people
12 min drive

TROWBRIDGE
33,000 people
12 min drive

DEVIZES
19,000 people
14 minute drive

BRADFORD ON AVON
10,000 people
14 minute drive

WESTBURY
15,000 people
19 minute drive



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FURTHER INFORMATION

QUOTING TERMS

Available on new full repairing leases, terms to be agreed. Please contact the agents for rental terms.

SERVICES

Mains services connected, except gas.

VAT

VAT is applicable.

ANTI-MONEY LAUNDERING REGULATIONS

Successful parties will be required to provide proof of identity.

GET IN TOUCH

Please contact the sole agents:



NATHAN CLARK

07983 460 230

Nathan.clark@cs-re.co.uk

EMILY DAGG

07398 637345

emily.dagg@cs-re.co.uk

MISREPRESENTATION

Important. CSquared for themselves and for the vendor/lessor of this property whose agents they are give notice that (i) these particulars do not constitute any part of an offer or contract (ii) all statements contained in these particulars are made without responsibility on the part of CSquared or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact; (iii) any intending purchaser/lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) the vendor/lessor does not make or give and neither CSquared nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property; (v) all rentals and prices are exclusive of VAT.

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