



UNIT 1 | Beanacre | Melksham | Wiltshire | SN12 7QG

**WOOLLEY
& WALLIS**

- | Available size - 5731 sq. ft / 532 sq. m
- | Business rates - To be assessed
- | Secure rural location
- | Parking Available
- | Good transport links

LOCATION

The unit sits approximately 0.5 miles away from the A350, along Westlands Lane, providing an excellent location for transport links. The unit also benefits from being in proximity to Junction 17 of the M4 motorway. Chippenham falls 7 miles to the north of the unit, whilst Melksham sits 2 miles to the south.

What3Words - [///orders.teach.query](https://www.what3words.com////orders.teach.query)

DESCRIPTION

This unit is part of an established yard, providing a high quality space for a business. It is constructed of steel portal frame with a clear span concreted interior.

SERVICES

The unit has single phase electricity, which is metered separately. Water access can be provided to the unit. Please note that the building is not heated.

Outside there is a large parking area space.

TENANCY DETAILS

Variable term duration available to suit tenants needs.

CODE OF PRACTICE

You should be aware of the Code of Practice on commercial leases in England and Wales recommends that 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.commercialleasecodeew.co.uk

VIEWINGS

All viewings are by appointment only arranged through our Marlborough Office on 01672 515252.

Please note suited to prospective tenants with storage distribution and light industrial uses.

