

Bowerhill Industrial Estate Melksham

Available to Let
Warehouse
2,208 – 6,336 sq ft

Parking facilities



4.6 m sectional door



Trade counter use



LED lighting



Established industrial estate



Bowerhill Industrial Estate

Melksham SN12 6TP



Description

Units 11 and 12 are a pair of adjoining industrial / warehouse units that are offered either together or individually. The units are of steel portal frame construction under an insulated pitched roof with integral light panels. Both units provide clear internal space with a single toilet.

Unit 11 is fitted with LED lighting and has an internal eaves height of approximately 4.4 metres. Loading access is via a steel roller shutter door approximately 3.75 m wide x 3.8 meters high.

Unit 12 has an internal eaves height of approximately 4.4 metres and a steel roller roller shutter door approximately 3.65 m wide x 4 metres wide

Location

Melksham is a popular and expanding town located in mid Wiltshire on the strategic A350 that links Junction 17 of the M4 motorway (11 miles distant), with the south coast ports. The town hosts many major businesses including Avon Rubber, Cooper Avon Tyres, Knorr Bremse, Herman Miller and Cereal Partners.

Bowerhill Industrial Estate is the well-established and major employment area of the town located approximately 1.5 miles east of the town centre and accessed off the A350. Existing occupiers on the Indus Acre development include Tool Station and Screwfix.

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EPC

EPC is available upon request.

Terms

Available on new full repairing and insuring leases.

VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

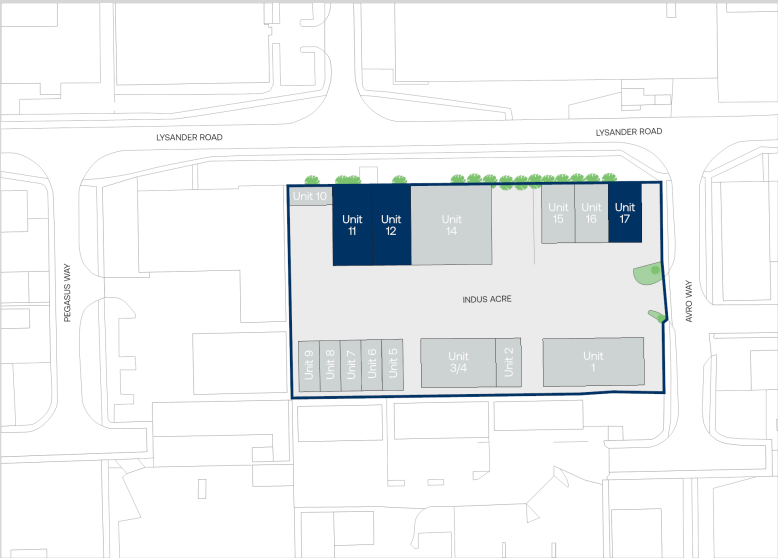
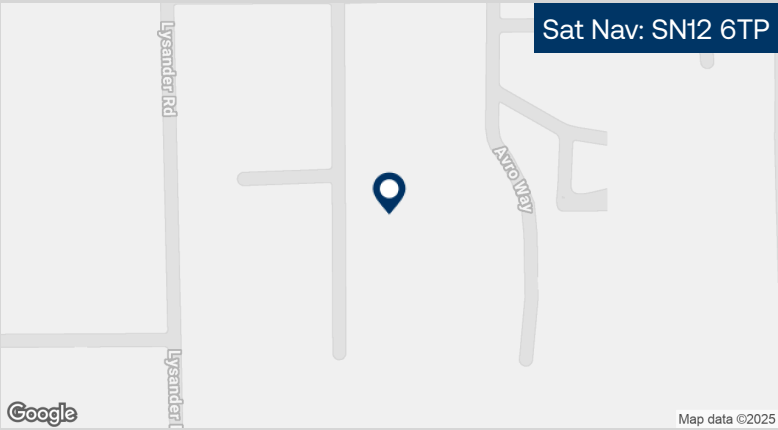
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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit 11	Warehouse	3,184	Immediately	£2,290 PCM
Unit 12	Warehouse	3,152	Immediately	£2,500 PCM
Units 11 & 12	Warehouse	6,317	Immediately	£4,795 PCM
Unit 17 (Coming Soon)	Warehouse	2,208	Immediately	POA
Total		14,861		

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