

FOR SALE

Carter Jonas



**Station Yard
Station Approach
Wiltshire
Melksham
SN12 8DB**

Industrial Buildings with Yard

**5,214 Sq ft (485 sq m)
on 0.5 acres (0.2 h)**

- Immediately adjacent to the A350
- Excellent yard area.
- Self contained site.

LOCATION

The property is well located just off the main A350, and accessed from the Bath Road in Melksham in close proximity to the train station. Approximately 13 miles from Bath, 7 Miles from Chippenham and 10 miles south of J17 of the M4.

DESCRIPTION

The property comprises of two industrial buildings. The larger building is of steel portal frame construction with steel cladding to roof and elevations incorporating three roller shutter doors to front. Two storey offices are located to side.

The second building, a smaller workshop, is of block construction with an asbestos cement type roof. A pair of loading doors to front. Welfare facilities are provided by way of a separate building. The property benefits from a generous yard areas which has previously been used for open storage.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a gross internal area basis. The floor areas are noted below:

	Sq M	Sq Ft
Workshop	374.47	4,030
Small Workshop	110	1,184
TOTAL	484.47	5,214
Site area	0.2 h	0.5 acres

TERMS

The property is available freehold.

QUOTING PRICE

Guiding at £750,000.

PLANNING

The most recent use for the unit was for the purpose of vehicle workshop Prospective occupiers should make their own enquiries with the Local Planning Authority Wiltshire Council
Tel:- 0300 456 0114
or email:-
developmentmanagement@wiltshire.gov.uk
regarding their intended use.

SERVICES

We are advised that all mains electricity and water are connected. However, prospective occupiers are advised to make their own investigations as to their state and condition.

VAT

All prices quoted are exclusive of VAT.

EPC

The property has an EPC Rating of E

BUSINESS RATES

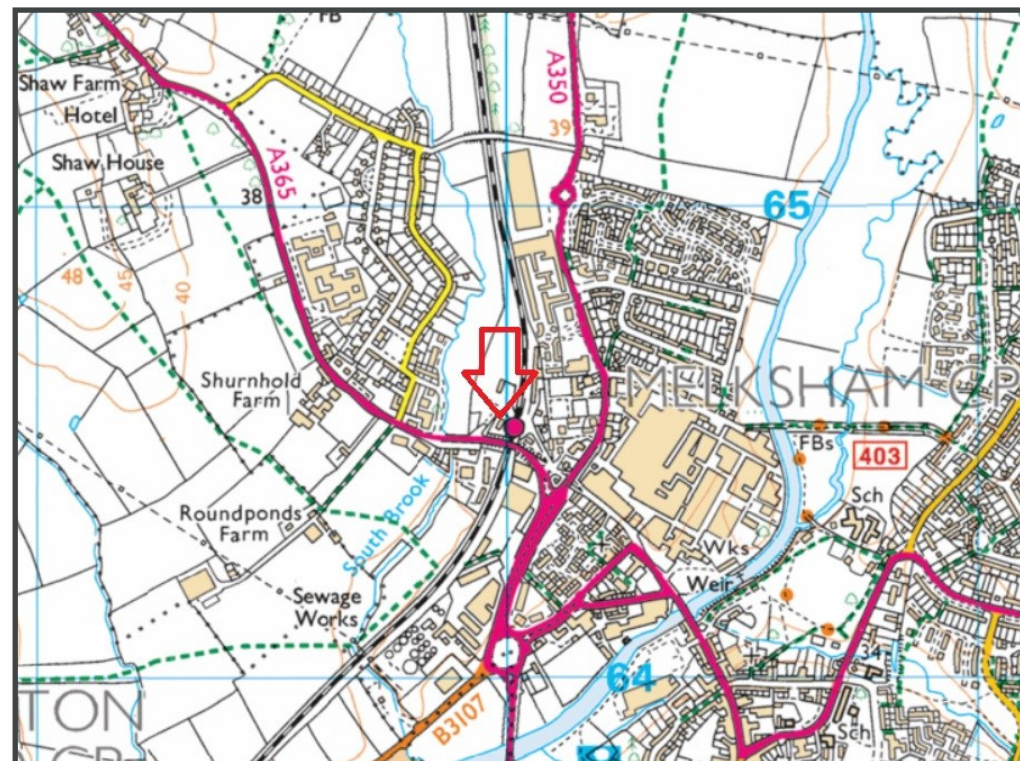
Prospective occupiers are advised to make their own enquiries in respect of the exact rates payable - [Find a business rates valuation - GOV.UK](#)

LEGAL COSTS

Each party to pay their own legal costs



For identification purposes only



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FURTHER INFORMATION

Should you require further information or wish to view please contact:

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