



Unit 16 Snarlton Farm Business Park, Eastern Way

Melksham, SN12 7PP

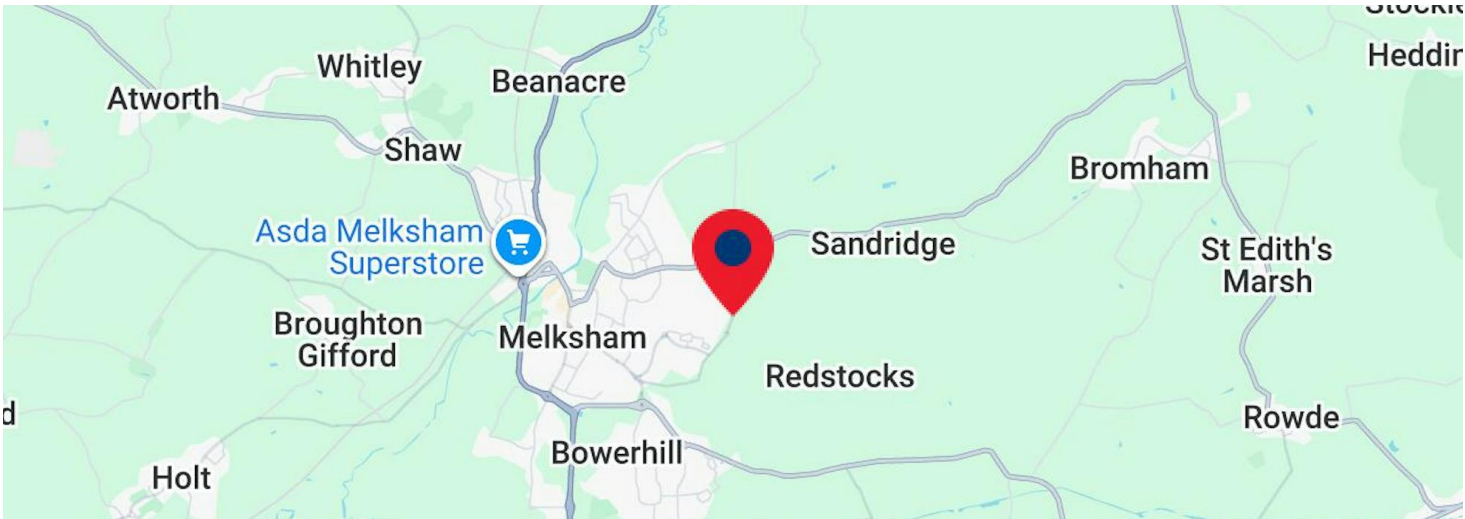
NEW DETACHED WAREHOUSE FACILITY

22,293 sq ft
(2,071.09 sq m)

- TWO SURFACE LEVEL LOADING DOORS
- MINIMUM INTERNAL EAVES HEIGHT 8.5M
- NEW LEASE AGREEMENT
- ADDITIONAL PARKING AND STORAGE YARD AREAS AVAILABLE
- ESTABLISHED BUSINESS PARK LOCATION ON THE OUTSKIRTS OF MELKSHAM

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Summary

Available Size	22,293 sq ft / 2,071.09 sq m
Rent	£212,000 per annum
Business Rates	To be Assessed
EPC	EPC exempt - Currently being constructed or undergoing major refurbishment

Location

Snarlton Farm Business Park is well located on the outskirts of Melksham. The park has direct access to Eastern Way. The A350 is 1.5 miles, which in turn gives access to both Chippenham and Trowbridge. Junction 17 of the M4 Motorway is 12 miles to the north.

Snarlton Farm Business Park is a an established and popular business park with a range of other commercial occupiers.

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Description

Unit 16 comprises a new build clear span portal frame warehouse facility. Internally the unit has a minimum eaves height of 8.5m. Vehicle access is gained by two surface level loading doors. To the front, there is a parking and service yard area.

3-phase power is available. Please note there is additional parking and service yard areas to the rear available by separate negotiation.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	22,293	2,071.09
Total	22,293	2,071.09

Terms

A new full repairing and insuring lease is available. The rent quoted will be exclusive of service charge (if applicable), building insurance and VAT. Please note, these are paid by the tenant in addition to the rent.

Anti-Money Laundering Regulations

A prospective tenant will be required to provide information to satisfy these Regulations.

Viewings

Viewing and further information is strictly by prior appointment through the agents.



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