

43 Lancaster Road

Bowerhill Industrial Estate, Melksham, SN12 6SS



Key Highlights

- Detached building
- Good clear internal space
- Available on new lease.
- Available November 2026.
- Fenced front yard area
- New LED lighting
- £45,000 per annum NO VAT.



Description

43 Lancaster Road is a detached unit, sset back from the roadway with palisade security fencing and a gated entrance leading to a concrete forecourt yard. Behind that is the unit of steel portal frame construction with brick and clad elevations under an insulated pitched roof.

Internally the unit provides good clear space with an internal eaves height of approximately 3.34 metres rising to an apex height of approximately 5.3 metres. There is a pedestrian entrance door and a separate electrically operated, insulated, sectional up and over loading door approximately 4.0 m high x 3.65 m wide wide. There are 3 toilets including one suitable for disabled person access and a small kitchen area.

Wooden stairs lead up to a small mezzanine area suitable for lightweight storage or conversion to office space.

Location

Melksham is a popular and expanding town located in mid Wiltshire on the strategic A350 that links Junction 17 of the M4 motorway

The 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. The property is located only a short distance from the A350.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	5,515	512.36	Available
Mezzanine - Mezzanine store	205	19.05	Available
Total	5,720	531.41	

Terms

The property is offered by way of a new full repairing and insuring lease for a term to be agreed but subject to a minimum period of 3 years.

Rent

£45,000 per annum. We are informed that the property is not registered for VAT, so there is NO VAT on the rent.

Business Rates

The Valuation Office website lists the property as having a Rateable Value effective from 1st April 2026 of £45,250.

The full rates payable for 2026/27 are therefore £19,548.

Energy Performance Certificate

The building has a current Energy Performance Certificate in Band D. Following the upgrade of the internal lighting to LED fittings and the removal of the defunct heating units in the property, it will be reassessed and new EPC issued.

Uses

The property has most recently been used as a warehouse, but has previously been used for light industrial purposes. We believe the property would also be ideal for a trade counter use.

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.



Contact

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