TO LET - INDUSTRIAL / TRADE COUNTER

Unit 5 Semington Turnpike

Semington, Trowbridge, BA14 6LB



Key Highlights

- Well presented small unit
- Newly decorated internally
- £9,000 pa NO VAT
- Popular Estate adjacent to A361
- Offered on new lease
- Immediately available (subject to legals)





Description

Unit 5 is a mid terrace unit that provides good clear space suitable for workshop or storage uses, with a single toilet located in a rear corner. The unit has an internal eaves height of approximately 3.3 metres. The up & over loading door in the front elevation is approximately 2.6 metres wide x 2.8
metres high. The unit has a newly painted wall and floor surfaces.
It is well fitted with LED strip lighting and numerous electrical sockets fitted at dado level around its wall surfaces.

Location

Semington is a village located midway between Melksham and Trowbridge with excellent access to the A350.
The Semington Turnpike estate is a courtyard development of small industrial and storage units. It is located just off the
A361 that links the A350 to Trowbridge

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Industrial / warehouse	775	72	Available
Total	**775**	**72**	

Lease terms

The unit is available on a new internal repairing lease for a minimum term of 3 years. The lease will be excluded from the renewal provisions of the Landlord & Tenant Act 1954.

The Landlord retains responsibility for the repair and maintenance of the exterior of the unit.

Rent

£9,000 per annum. There is NO VAT payable on the rent.

Service Charge

There is a service charge payable that is currently £555 per annum

Business Rates

The unit has a Ratable Value effective from 1st April 2026 of £7,300. The Rateable Value is therefore well below the threshold for full Small Business Rate Relief for qualifying occupiers.

Energy Performance Certificate

The unit has an Energy Performance Certificate with a rating of 96 in Band D.
https://find-energy-certificate.service.gov.uk/energy-certificate/0794-2553-9230-0700-9103

Legal Cost

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

Contact

Huw Thomas

01249 704345

07970 494369

Huw@loveday.uk.com

IMPORTANT NOTICE

Loveday for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract: (ii) no person in the employment of Loveday has any authority to make or give any representation or warranty whatever in relation to this property. Generated on 23/11/2026