

# Unit 11

Indus Acre, Bowerhill Industrial Estate, Melksham, SN12 6TP



## Key Highlights

- 3,184 sq ft
- LED lighting
- Electrically operated loading door
- £28,500 per annum
- Situated in well established employment area
- Existing occupiers include Toolstation & Screwfix
- New lease offered



### Description

Unit 11 is a recently refurbished industrial / warehouse unit of steel portal frame construction under an insulated pitched roof with integral light panels. It is fitted with LED lighting and has an internal eaves height of approximately 4.4 metres. Loading access is via an electrically operated steel roller shutter door approximately 3.67 m wide x 3.8 meters high. It has been recently redecorated internally with new LED lighting fitted. It has a single toilet and a small kitchenette area.

### 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.

Existing occupiers on the Indus Acre development include Tool Station and Screwfix.

### Accommodation

The accommodation comprises the following areas measured on a gross internal basis (GIA):

Name	sq ft	sq m	Availability
Unit - 11	3,184	295.80	Under Offer
<b>Total</b>	<b>3,184</b>	<b>295.80</b>	

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## Terms

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

## Rent

£28,500 per annum

VAT at the standard rate is payable on the rent.

## Service Charge

A service charge is payable toward the repair, maintenance and management of the common parts of Indus Acre. Further details are available from the agent.

## Business Rates

The unit is currently assessed with others on the same development that have been in the same occupation, A separate assessment for this unit has been applied for.

## Utilities

Mains water, drainage and electricity are connected to the unit.

## EPC

The unit has been issued with an Energy Performance Certificate with a rating of 33 in Band B.

<https://find-energy-certificate.service.gov.uk/energy-certificate/5586-9619-2913-3584-2904>

## Legal Costs

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

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## Contact

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