Whitmarsh Lockhart

FOR SALE



Units A3 & A4 Ashville Centre, Hampton Park West,

Melksham, SN12 6ZE

MODERN WAREHOUSE/WORKSHOP FACILITY WITH ANCILLARY OFFICES

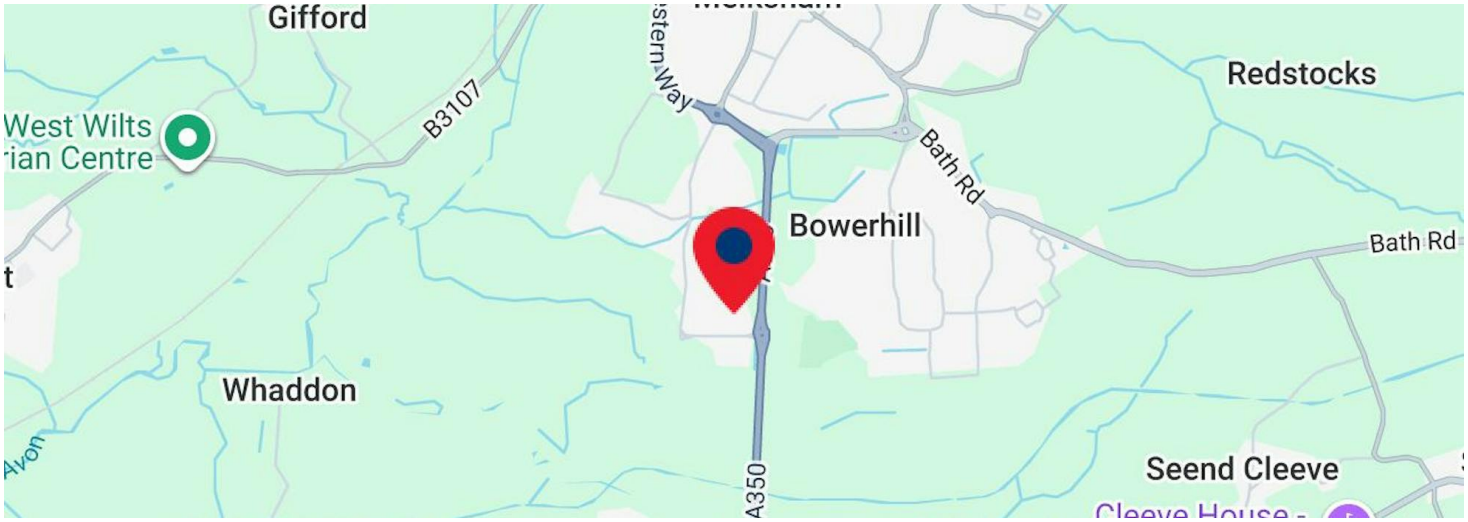
2,910 to 5,820 sq ft

(270.35 to 540.70 sq m)

- ATTRACTIVE MODERN FACILITIES
- AVAILABLE SEPARATLEY OR COMBINED
- MINIMUM 6M EAVES
- FITTED OFFICE & MEZZANINE STORAGE
- INSULATED UP & OVER VEHICLE ACCESS DOORS
- DEDICATED CAR PARKING
- KITCHENETTE & WC

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Summary

Available Size	2,910 to 5,820 sq ft / 270.35 to 540.70 sq m
Price	Price on application
Rateable Value	£36,500
Rates Payable	£16,133 per annum
Rates Comment	both units combined
EPC	Upon enquiry

Location

The Ashville Centre forms part of the popular and successful Hampton West employment area. It has direct access to the A350 and holds a strategic location on the main route between the M4 and the south coast. Melksham town centre is 1.6 miles to the north and via the A350, Junction 17 of the M4 is 13 miles.

The Ashville Centre holds a prominent location on Commerce Way, one of the principal estate roads on Hampton Park West. Other occupiers include Avon Rubber, Wiltshire Constabulary, G-Plan and Knorr Bremse.

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Description

Units A3 & A4 provide high quality warehousing/workshop space with ancillary mezzanine storage and offices.

Vehicle access to the units is gained via an insulated up and over loading doors. Minimum internal eaves height 6m.

Unit A4 is fitted with WC and kitchenette facility at ground floor. At first floor, there is a fitted office area with suspended ceilings, heating and carpeting. Unit A3 is fitted with WC and kitchenette facility at ground floor and a first floor mezzanine storage area.

Outside, the units benefit from allocated parking.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Unit A3 Storage/Workshop (including WC & Kitchenette)	1,950	181.16
1st - Unit A3 Fitted Mezzanine Storage	970	90.12
Ground - Unit A4 Storage/Workshop (including WC & Kitchenette)	1,940	180.23
1st - Unit A4 Fitted Office Area	970	90.12
Total	**5,830**	**541.63**

Tenure

The properties are sold freehold with vacant possession. Please note there is a service charge contribution towards the communal estate road and landscaping. Please note the price is subject to VAT.

Anti-Money Laundering Regulations

A prospective purchaser will be required to provide information to satisfy these regulations.

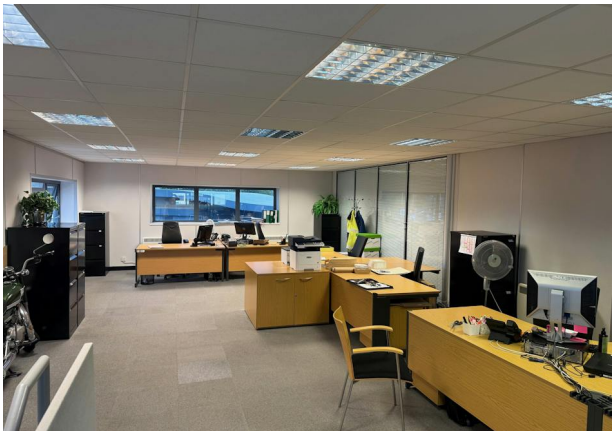
Viewings

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



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A3


A4