

TO LET— WORKSHOP/ INDUSTRIAL UNIT

Unit 1 Avro Way, Bowerhill, Melksham, Wiltshire, SN12 6TP



- Detached workshop/ industrial unit totalling 2,408 sq ft available immediately.
- Newly redecorated.
- Hard standing secure yard demised to the side of the unit and parking for 4 cars at the front.
- Located in the main employment centre in Melksham just off the A350.



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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 **BURSTON
COOK**
01934 261828

LOCATION

The property is situated on Avro Way, on the Bowerhill Industrial Estate which is a well-established and major employment area of Melksham, located approximately 1.5 miles east of the town centre and accessed off the A350. Melksham is a popular and expanding town located in mid Wiltshire on the strategic A350 that links to Junction 17 of the M4 motorway 11 miles away.

DESCRIPTION

The property is a detached unit with accommodation to the ground floor including office space, female and male WCs and a secure yard. There is one electric roller shutter door, 3m wide x 2.77m high, to the front of the property. There is pedestrian access from the front and side. The property has a flat ceiling throughout with a height of 3m under a pitched roof. 3 Phase electricity, water and drainage are connected and there is capacity for a gas tank to be fitted. The property has been recently redecorated and presents well.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate gross internal floor area of 2,408 sq ft (223.7 sq m).

TENURE

The property is available to let as a whole by way of a sublease or assignment expiring in November 2029.

Alternatively, consideration may be given to a new lease direct with the landlord on terms to be agreed.

RENT

£17,650 per annum exclusive.

PLANNING

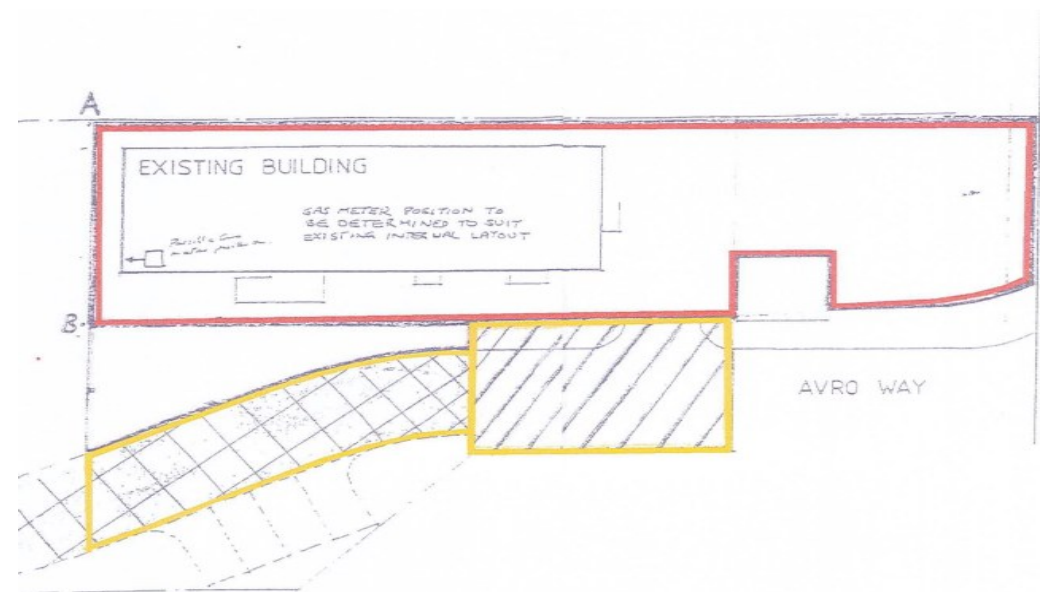
The current use is industrial B2/B8 but we advise enquirers to check with Wiltshire Council planning department.

BUSINESS RATES

In accordance with the Valuation Office Agency (www.voa.gov.uk) the property has the following designation:

Rateable Value:	£17,250
Rates Payable (2025/2026):	£8,608

Please note that rates payable may differ if Small Business Rates Relief can be applied.



ENERGY PERFORMANCE CERTIFICATE

Details available on request.

VAT

VAT is payable at the prevailing rate.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agents:

FAO: Tom Gibbons
Email: tg@burstoncook.co.uk
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SUBJECT TO CONTRACT

August 2025

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