



**C3 Ashville Centre,
Commerce Way,
Melksham,
Wiltshire, SN12 6ZE**

**Modern Industrial Unit
4,567 sq ft (424.3 sq m)**

- Located on a popular well established and managed trading estate.
- Good loading facilities.
- Allocated parking.
- Local amenities include Greggs, Starbucks and Travelodge.

LOCATION

The Ashville Centre is a modern development fronting the A350 just south of Melksham a rapidly expanding West Wiltshire town situated approximately 10 miles from Junction 17 of the M4.

The Ashville Centre has undergone significant development over the years and is now home to The Hall and Woodhouse Milk Churn Public House, Jaguar Land Rover Showrooms, a Starbucks, a Greggs and a Travelodge.

DESCRIPTION

The property comprises a mid-terrace modern steel portal frame industrial/warehouse unit with a high quality specification to include internal blockwork and external brickwork to lower elevations and insulated cladding, up to 6m eaves under an insulated roof incorporating roof lights providing good natural light. A timber decked mezzanine floor covers the ground floor of the unit. There is a single W/C to the middle of the unit underneath the mezzanine floor.

An up and over loading door 5.5m high x 3.5m wide provides access to the warehouse area.

SERVICE CHARGE

There is a service charge payable for the upkeep and maintenance of the common parts.

SERVICES

We are advised that all mains services are connected and the property has the benefit of three phase electricity. However, prospective occupiers are advised to make their own investigations as to their state and condition.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a gross internal area basis. The floor areas are noted below:

	Sq M	Sq Ft
Warehouse	213.12	2,294
First floor/Mezzanine	211.1	2,273
TOTAL	424.3	4,567

TERMS

The property is available to let on a full repairing and insuring lease on terms to be agreed.

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

PLANNING

The outgoing tenant used the property for the manufacturing of fastenings prospective occupiers should make their own enquiries with the Local Planning Authority Wiltshire Council
Tel:- 0300 456 0114
or email:- developmentmanagement@wiltshire.gov.uk regarding their intended use.

QUOTING RENT

£26,000 per annum excluding VAT.

BUSINESS RATES

Rateable Value:£17,750

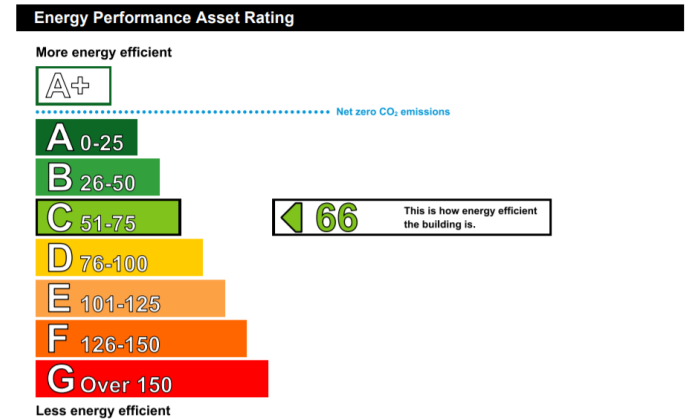
See:- <https://www.tax.service.gov.uk> for reference.

VAT

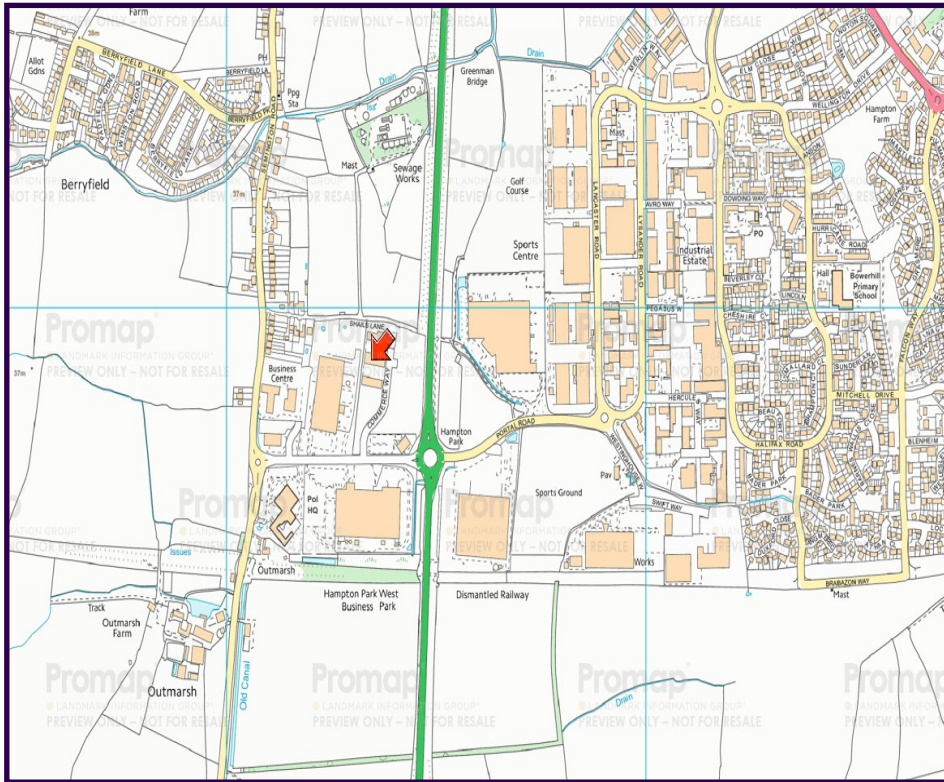
All prices quoted are exclusive of VAT.

EPC

Energy Performance Certificate: C-66



SUBJECT TO CONTRACT



For identification purposes only



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FURTHER INFORMATION

Should you require further information or wish to view please contact:

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IMPORTANT INFORMATION

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