

**to let**

**4 CHALLEYMEAD BUSINESS PARK,  
MELKSHAM, SN12 8BU**

**4,266 ft<sup>2</sup> - 8,555 ft<sup>2</sup> 396.3 m<sup>2</sup> - 794.8 m<sup>2</sup>**



Ground and first floor offices set in a prominent landscaped development

Available on a floor by floor basis

## Location

Melksham is located approximately 7 miles south of Chippenham on the A350 main road to the South Coast, approximately 11 miles south of Junction 17 of the M4 motorway.

Challemead Business Park is situated on the edge of the Town Centre, adjacent to the intersection of the A350 and B3107 Bradford On Avon road, only 500 m from the Town Centre amenities and directly opposite Asda.

Occupiers on the Park include Old Mill Accountants, Oakhouse Foods, Somerset Care and The Learning Curve.



## Description

Challemead Business Park comprises four two storey office buildings within a prominent, landscaped development.

- 26 allocated car parking spaces
- Suspended ceilings
- Category 2 lighting
- Double glazed windows
- Gas fired central heating
- Fully access raised floors
- Carpeting
- Male and female WCs

## Accommodation

The property has been measured in accordance with the International Measurement Standard Offices – 3 and found to provide approximately:

Ground Floor	4,266 sq.ft.	(396.3 sq.m.)
First floor	4,289 sq.ft.	(398.5 sq.m.)
<b>TOTAL</b>	<b>8,555 sq.ft</b>	<b>(794.8 sq.m.)</b>

## Terms

The offices are available on a new full repairing and insuring lease for a term to be agreed. The quoting rent is £8.75 per square foot per annum exclusive. VAT is applicable.

The accommodation is available on a floor by floor basis.

## Business Rates

The offices are assessed for rates with the following rateable values.

Ground Floor	£33,750
First Floor	£33,250

The rates payable are available on request.

## Service Charge

The lease will contain service charge provisions for the Park and the building.

## Energy Performance Certificates

Ground floor - EPC rating of C60.  
First floor - EPC rating of C66.

A copy of the Energy Performance Certificates is available on request.

## Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

## Viewing and Further Information

For further information or to arrange an inspection, please contact:

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