



FORMER MITSUBISHI SHOWROOM

Western Way

Melksham

SN12 8BY

SHOWROOM & WORKSHOPS

12,158 sq ft (1,129 sq m) on
0.438 hectare (1.082 acre).

- Purpose built showroom, workshops and offices

- Prominent roadside location adjacent to Melksham Asda
- Good level of secure parking/ storage
- Suitable for variety of uses – roadside, logistics, gymnasium (STP)

LOCATION

The property is located on the A350 to the west of Melksham in Wiltshire. The town centre is less than a mile from the property with Bath and Swindon 12 miles and 7 miles respectively. Access from the A350 (which links the M4 in the north with Poole on the south coast) is via a controlled junction which also provides access to the Asda.

DESCRIPTION

A purpose built vehicle showroom originally occupied as a Mitsubishi motor dealership. The building comprises a steel frame structure with part glazed and part brick/clad elevations.

Internally the accommodation is arranged with a glazed, double height showroom (with mezzanine floor over part), a central office/parts department and a double height workshop. Off the workshop is a separate two bay valet area with mezzanine above for staff accommodation.

At first floor is a self-contained office suite (approached via an internal staircase with separate external entrance) which is currently sublet. The external area to the front and side are arranged as car display and parking areas with approximately 100 spaces. To the rear (outside the valet area) is an enclosed service yard.

SERVICES

We understand all mains services are available.

PLANNING

We understand the property has planning consent for its existing use. Interested parties should rely on their own enquiries of Wiltshire Council.

VAT

All prices are quoted exclusive of VAT.

ACCOMMODATION

Area	Sq. M	Sq. Ft.
Ground Floor Showroom including Offices	335.91	3,615.69
Central Parts counter, storage offices	131.76	1,418.29
First Floor Sublet Offices	253.17	2,725.11
Workshop and valeting area	408.73	4,399.59
Workshop mezzanine	59.89	644.64
Total	1,189.45	12,803.29

TERMS

The property is available freehold or on lease on FRI basis for a term of years to be agreed.

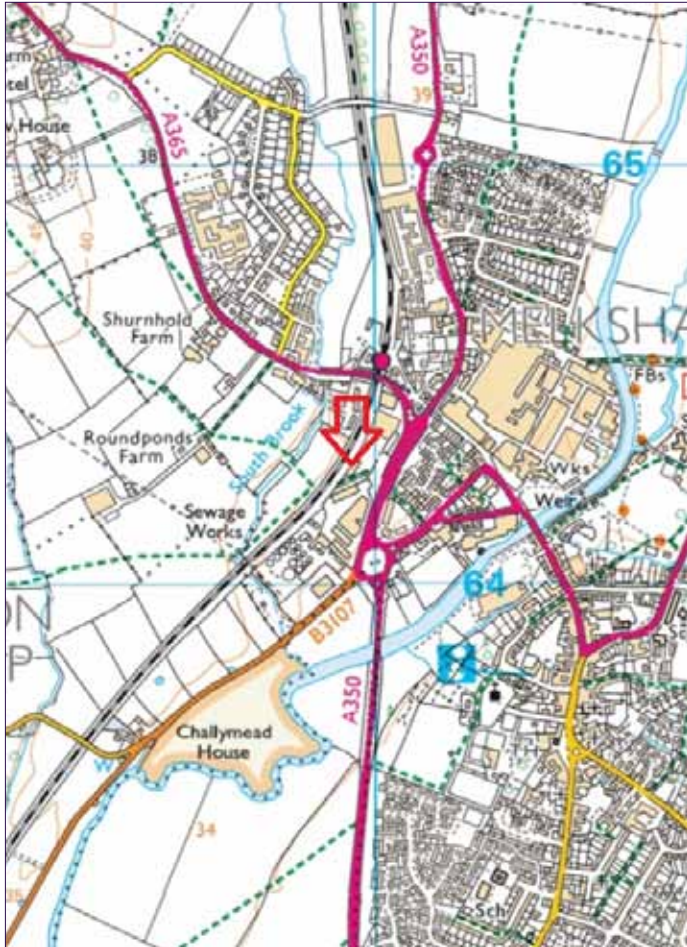
PRICE/RENT

On Application

EPC

The property has an EPC rating of C68.





FURTHER INFORMATION should you require further information please contact:

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